

REGIONAL QUARTERS RENTAL SURVEY

COVERING

GOVERNMENT-FURNISHED QUARTERS

LOCATED IN

ALASKA

SURVEY REGION

(SURVEY DATE: MAY, 1999)

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I. SURVEY BACKGROUND

The Quarters Management and Information Systems (QMIS) Office coordinated a contractor-conducted field survey of the private rental housing market in the state of Alaska from April 1999 through June 1999. This survey was undertaken as specified in the Office of Management and Budget (OMB) Circular No. A-45, and the U.S. Department of the Interior's Departmental Quarters Handbook. OMB Circular A-45 provides for reconfirmation of the market based rental rates at least once every five years, or sooner, if conditions warrant.

The collection and analysis of rental housing data were accomplished employing methods similar to those used in previous surveys. Automated and manual analytical procedures were used to establish base rental rates for houses (including plexes), apartments, mobile homes and trailer spaces. Rental rates for cabins were established based upon their comparability with 1-bedroom houses. Rental rates for temporary housing and travel trailers were established based upon their comparability with mobile homes. Rental rates for dormitories, bunkhouses and transient quarters were established by extending the principle of comparability, as provided for in OMB Circular A-45.

The objective of regional surveys, as set forth in OMB Circular No. A-45, is to develop reasonable rental rates based upon the "... typical rental rates for comparable private housing in the general area in which the Government quarters are located ...". The policy set forth in OMB Circular A-45 is as follows:

"Rental rates and charges for Government quarters and related facilities will be based upon their "reasonable value...to the employee...in the circumstances under which the quarters and facilities are provided, occupied, or made available." ...reasonable value to the employee or other occupant is determined by the rule of equivalence; namely, that charges for rent and related facilities should be set at levels equal to those prevailing for comparable private housing located in the same area, when practicable..."

The regional survey method uses regression analysis techniques to establish a base rental rate for a given type of quarters that reflects the typical rate for that type of housing in the survey area. Regression analysis allows the QMIS Office to establish adjustments that reflect: (1) the contributory value (+ or -) of housing features that the private rental market indicates are significant; and (2) relevant social and economic factors that are manifested in the rent levels of individual communities. In particular, the impact of significant recreational or industrial uses (ski areas, lakes, mining, etc.) can be assessed and compared within the region.

Because regression analysis permits assessment of (and adjustment for) different locations, as measured by market rents, several localities or states can be surveyed at a time to minimize data collection costs and the rates can be individualized for communities significantly at variance with the regional rent pattern.

The resulting product (finalized rental rates), when derived from carefully applied automated statistical analysis, provides a logical and equitable base rental rate structure supported by the market rental rate pattern of the region and the community.

II. INVENTORY OF GOVERNMENT-FURNISHED QUARTERS

This survey was initiated with an inventory of Government-furnished quarters (GFQ) managed by the agencies and bureaus that participate in the QMIS program.

Most agencies and bureaus are now using the QMIS database software to manage their inventories. This software was developed by the QMIS office in Denver. The database software allows an installation or region to maintain its own housing inventory. Rents can be calculated in just minutes, even for hundreds of quarters. This decentralized system provides local control of the housing inventory. As always, the key to accurate rents is accurate, up-to-date inventory information. Software with the new housing rental rate formulas and new utility rates is distributed from Denver whenever new regional surveys are conducted or at CPI time. If you do not receive new CPI software by approximately January 1st of each year, please contact the QMIS office (303-969-7240). It is important that all agencies and bureaus submit (on diskettes or via electronic mail) updates to their housing inventories at least once a year. This information is used to determine the communities and characteristics to be sampled in new Regional Surveys. The information is also used for various general management reports.

III. CONTRACTING FOR THE PRIVATE RENTAL SURVEY

A. DETERMINATION OF THE COMMUNITIES TO BE SURVEYED

Selection of the communities to be surveyed was initiated with a review of the nearest established communities identified in the quarters inventory process. Their geographic locations and populations were determined to enable selection of established communities nearest to concentrations of Government housing.

Inclusion of these communities enables a comparison of the community rental rate structure with that of the survey region. This permits a ready determination of whether the local or the regional rental rate structure should be utilized to establish the GFQ base rents. A complete discussion of this process is contained in section IV of this report.

The communities surveyed represented broad geographic and population ranges. The largest community surveyed, Anchorage, AK, had a 1990 population of 226,338. The smallest community, Kenai, AK, had a population of 6,327. A list of the surveyed communities appears as Table 1. In accordance with OMB Circular A-45, communities with 1990 census populations below 1,500 were not analyzed.

TABLE 1 COMMUNITIES SURVEYED

<u>STATE AND COMMUNITY</u>	<u>1990 CENSUS POPULATION</u>
Alaska	
Anchorage, AK	226,338
Fairbanks, AK	30,843
Kenai, AK	6,327
Ketchikan, AK	8,263
Kodiak, AK	6,365
Juneau, AK	26,751
Sitka, AK	8,588

B. DETERMINATION OF THE HOUSING CLASSES TO BE SURVEYED

In order to determine which housing classes to survey, the inventory data for the agencies participating in the QMIS system were separated into housing classes shown in Table 2, below. Analysis of the data revealed the following numbers of units per housing class:

TABLE 2 GOVERNMENT-FURNISHED QUARTERS - (BY HOUSING CLASS)

Housing Class	# of Units	Avg. Age	Age Range	Avg. SQFT	SQFT Range
Houses					
4+ Bedrooms	24	35	(8 - 94)	1,493	(1,048 - 2,340)
3 Bedrooms	173	19	(3 -54)	1,253	(828 - 2,195)
2 Bedrooms	197	28	(5 -60)	1,064	(551 - 1,586)
1 Bedroom	70	29	(5 -68)	942	(264 - 1,512)
Apartments					
3+ Bedrooms	84	23	(2 - 52)	1,350	(975 - 1,852)
2 Bedrooms	82	21	(2 - 54)	986	(536 - 1,414)
1 Bedroom	85	17	(2 -56)	733	(449 - 1,099)
Efficiency	65	21	(6 - 73)	471	(264 - 649)
Cabins	58	29	(6- 70)	350	(102 - 943)
Temporary	2				
Mobile Homes					
4+ Bedrooms	6	18	(13 - 22)	1,420	(1,248 - 1,440)
3 Bedrooms	54	15	(1 - 28)	1,043	(672 - 1,864)
2 Bedrooms	8	23	(16 - 28)	885	(556 - 1,073)
1 Bedroom	4	21	(16 - 25)	704	(470 - 891)
Travel Trailers	9	12	(11 - 13)	194	(188 - 197)
Dormitories	45	18	(6 -56)	747	(48 - 3,025)
Trailer Pads	9				
TOTAL UNITS	988				

As with other regional surveys, the contractor was directed to survey only those housing classes for which a representative sample could be readily obtained in the private rental market. Thus, comparables were not obtained for cabins or lookouts, temporary housing, travel trailers, bunkhouses/dormitories, transient quarters or tents.

Rental rates for cabins were established by using the average rental rate for one-bedroom, single-family houses as the basis of comparison. Additional adjustments, that reflect the absence of certain standard housing features in some cabins, have been included for use when appropriate.

Since temporary housing and travel trailers (mobile home-like structures containing less than 256 square feet of gross living area) are most structurally similar to mobile homes, the rental charges for these housing classes are based upon the analysis of mobile home market rental comparables.

Since comparable bunkhouse or dormitory housing does not exist in most communities, the QMIS Program Office is unable to obtain sufficient market data to provide a satisfactory statistical base. Consequently, rental rates for bunkhouses and dormitories have been established using an extension of the Principle of Comparability, as permitted in OMB Circular A-45. Similarly, the rental charge for transient quarters has been established in conjunction with the dormitory rate structure.

OMB Circular A-45, revised October 20, 1993, excludes tents from the definition of Government-furnished quarters. Therefore, rental charges have not been established (and should not be assessed) for tents which are used as employee housing.

Four housing classes (houses/plexes, apartments, mobile homes and trailer spaces) were ultimately selected for field survey and computer analysis. The contractor was instructed to select comparables, built to Housing and Urban Development (HUD) minimum housing standards, wherever possible. The number of observations obtained for each housing class in each community surveyed varied depending upon the number of nearby Government quarters of that class. The inventory data for each of the housing classes was analyzed to determine frequencies and age and size ranges for major construction elements. The information in Table 2 was used to guide the contractor in the conduct of the survey.

C. HEATING FUELS AND UTILITY CHARGE SURVEY

To ensure reliability of the energy consumption estimates for housing where consumption is neither metered nor measured, this report uses a series of contractor-developed heating and cooling consumption tables for each general type of housing represented in the survey. The tables are based upon energy consumption studies that use a methodology meeting housing industry standards. The results reflect energy consumption for variously sized single-family houses (with and without basements), apartments, and mobile homes. A complete discussion of the energy consumption/cost methodology is contained in Section VI.

D. CONTRACTOR SELECTION

The National Business Center - Denver provided procurement support and project coordination for this Private Rental Survey. Reimbursement for survey expenses was underwritten by the agencies and bureaus that participate in the Quarters Management Program.

The private rental survey was completed by Black-Smith and Richards, Inc. of Anchorage, Alaska, during the months of April 1999 through June 1999. A total of 744 private rental housing comparables were sampled. In addition, electrical, heating fuel, utility, appliance, and other related service charges were collected in each of the communities surveyed. The private rental housing costs that were obtained reflected current rental costs and required no adjustment for time.

IV. REGIONAL SURVEY PRINCIPLES AND PROCEDURES

A. SURVEY PRINCIPLES

The purpose of a regional survey is to determine and establish reasonable quarters rents, through an analysis of the market rents of comparable private housing in established communities nearest to concentrations of Government housing. The process of arriving at the base rent of a structure is influenced by real estate appraisal principles, statistical limitations, and administrative considerations. Often there may be a conflict among these three interests which necessitates a trade-off.

1. Real estate appraisal principles include matching comparables as closely as possible to the specific subject properties in physical characteristics and location, and adjusting in a logical direction for all significant differences.
2. Statistical principles involve: (a) trying to minimize the standard error of the estimate (unexplained variation); (b) getting a good match of characteristics between the properties analyzed and those the analysis is applied to; (c) obtaining a large and diverse sample; and (d) making adjustments for factors that are significant in explaining variation. Ideal samples may not always be available in the market; and the market search may be limited (like an appraisal) because of time and budget constraints.
3. Administrative considerations recognize that Government housing is usually not located in established communities, and that physical characteristics (such as in historical houses, one-room cabins, lookouts or dormitories) are difficult to match in the market. Government quarters are often found in areas influenced by tourism or boom/bust natural resource development that may produce unreasonable rents. Consistency and relative reasonableness, as well as time and budget constraints, must also be taken into consideration.

While trade-offs among these three considerations may result in a less than ideal application of any one of the three principles, the goal is still to produce "reasonable" Monthly Base Rental Rates (MBRR) for quarters that are relatively consistent with the local market rents for similar housing, internally consistent and logical from one unit to another, and represent reasonable value to the employee.

B. MULTIPLE REGRESSION PROCEDURES USED IN RENTAL RATE COMPUTATIONS

There are several reasons for using the regional survey method to arrive at quarters rental rates. These include accuracy, consistency, fairness, cost effectiveness/economy, and the provision in OMB Circular A-45, that regional surveys are the preferred method.

Prior to the use of the regional survey method, quarters Monthly Base Rental Rates (MBRR's) were reset every five years by individually appraising each quarters unit. The appraisal process normally relied upon the use of a small number (2-4) of comparables for each subject Government quarters unit and made logical or market abstracted adjustments to each comparable. In many instances the same comparables were used to establish rental rates for several quarters. Thus the selection of comparables became critical. Individualized appraisals often led to inconsistencies among units in the same area. Many times different agencies, managing similar or identical housing units in the same area, had substantially different rents after analyzing the same rental market. Appraisers valuing several different units using separate sets of comparables and adjustments can also sometimes arrive at rents not logically related to one another. Finally, the appraisal process required a considerable amount of travel, and individualized writing, typing and editing of appraisal reports, which was expensive and very time consuming.

Alternatively, the regional survey method relies upon much larger samples of comparables. These are analyzed, statistically, to objectively determine those factors that are significant in explaining variations in the adjusted rent of each class of comparables. Each class of comparables (houses, apartments and mobile homes) is analyzed separately to determine which locations and physical characteristics are important in explaining the differences in rents among individual rental units and communities. The computer program independently and objectively determines the best set of characteristics (formula) to explain the rental pattern. This formula varies for each survey region and housing class.

The rental rates are based upon an analysis of regional data and local data. The rents in all surveyed communities for each housing class are tested for statistical significance. All significant negative location adjustments are applied to the quarters using that community as their nearest established community. **Positive location (community) adjustments are not applied; so Government housing units near high-rent communities are charged the typical rent for the region as a whole, rather than the typical rent for that high cost location.**

The statistical process used is called forward in-and-out, step-wise multiple regression analysis. It takes all of the variables considered and forms a matrix or grid showing how every variable is related to every other variable (cross-correlation matrix). In this phase of the analysis, significant inventory items relating to the dwelling structure are coded into the computer as variables to be tested for their impact, if any, on rent. The variable to be explained (in this case rent) is called the dependent variable, because its value is determined by that of the other (independent) variables.

In forward in-and-out step-wise multiple regression analysis, the independent variable that explains the most variation in the dependent variable (rent) is selected first by the computer and entered as Step 1. The remaining variation is then recomputed, and the independent variable that explains the largest portion of the remaining variation is selected by the computer and entered as Step 2. As each new variable is added, the coefficients of all the previously entered variables are recomputed to take into account relationships among

the independent variables. If a previously entered variable no longer meets the test of significance, it is removed.

As this procedure uses the variation squared, it is highly sensitive to cases with extreme variations from the norm. Since the purpose of a regional survey is to find the typical rent for housing with certain characteristics, it is useful (and mandatory) to cull comparables with unusually high or low rents that are apparently unrelated to their characteristics. Such non-conforming rentals tend to obscure the typical pattern. To accomplish this culling, the following steps are normally taken.

Step 1. A listing of all the comparables is checked to see that the program has properly decoded, that no rental has been entered twice, and that the data is complete for each variable to be tested. The range for each rent class is also checked.

Step 2. Regression Run 1 (square foot base formula): The purified data base is analyzed for the best fit of adjusted rent versus square feet and the logarithm of square feet. This comparison is undertaken because square footage in buildings is generally the variable that explains the most variation of adjusted rent. It is also a universal variable (one that applies to all cases) and a continuous variable (one that changes in many small increments).

Step 3. A listing is produced which shows by community the rent/predicted rent ratio of each private rental sample. The predicted rent is one computed using the square foot base formula derived in step 2. The purpose of this listing is to screen out individual rentals whose ratios are far out of line relative to other rental comparables in the same community.

Step 4. A scattergram of rentals for each class, showing adjusted rent by square feet, is produced to visually display the data. These scattergrams, and the listings produced in Step 3, above, are used to remove samples with unusually high or low rents in each size grouping. A separate variable for each of the remaining communities is then entered into the next step, the full regression analysis, to see if it has a statistically significant location adjustment after other adjustments have been made. This run and a crosstab run of physical features allows for selection of other variables that are significantly represented and widely (geographically) distributed. These variables are turned into dummy (yes/no) and combination variables. Continuous and discrete variables are entered as simple variables, logarithmic transformations, and in logical combinations.

Step 5. (First Full Regression Run). The screened samples for each housing class to be analyzed, along with the variables to be tested, are analyzed to find coefficients for the significant variables ones. The results are checked for logic and cross-correlation; normally only one form of a variable is allowed to stay in the equation. Variables with illogical results are checked to find reasons for such deviation from expected results. Such variables are normally dropped from subsequent regression runs. Sometimes the samples containing such variables are culled; however, that action (culling samples) is uncommon.

Step 6. (Other Full Regression Runs). The full regression analysis is rerun without the illogical variables and/or dropped cases. If the end results look reasonable, the coefficients determined by regression analysis are used to compute Monthly Base Rental Rates (MBRR's) for individual Government-furnished quarters.

Step 7. (Predicted Rent Tables). The coefficients of each satisfactory regression run are put into a computer program which produces a table of predicted quarters MBRR's. The base values and all possible combinations of adjustments are reviewed to ensure the results are reliable for the full range of values. If not, the cause of the problem is diagnosed and corrected, and the regression analysis is rerun, producing a revised set of coefficients. Then Step 6 is repeated, and a new set of rent tables is produced.

V. ESTABLISHMENT OF MONTHLY BASE RENTAL RATES (MBRR)

A. USE OF BASE RENT CHARTS

Although rental computations have been automated, producing Monthly Base Rental Rates (MBRR's) and final Net Rents for most quarters, housing managers should understand the methodology used in determining the rental rates. Therefore, a set of charts has been prepared to allow the manual computation of the MBRR's for each class of rental housing. The charts have been constructed as size/age tables for the three major categories of housing (houses, apartments and mobile homes). By knowing the gross square feet of the livable area (size), the age, and the housing class of a building being used as quarters, one can determine the base rent from the proper table. The charts also contain columns and/or footnotes of rent adjustments which modify the rent from the size/age table to produce a MBRR for an individual quarters unit. **The value of one refrigerator and one stove is included in the rents listed in Tables 3a-d, 4a-d and 5a-c.** Therefore, if the Government does not provide a refrigerator or a range in the quarters, the value of each non-provided appliance should be subtracted from the monthly rent. The current values of a refrigerator and range are shown in Table 18 of this report, and may be adjusted annually by the QMIS Office to reflect changes in the Consumer Price Index (CPI) which may occur following the issuance of this report. In selecting the appropriate rent table, it is important to remember that the **design of the quarters, not its use, determines its category.** Thus, a house or an apartment unit **designed** to be occupied by an individual or a family, but which is actually used to house unrelated individuals, would be valued by the category for which it was designed to be used, rather than as a bunkhouse/dormitory. Where, however, a structure is not designed for occupancy by an individual, or family, or has been substantially modified to house individuals on a dormitory basis, it would be appropriate to apply bunkhouse/dormitory rates. Thus, an unmodified three-bedroom house with a **planned occupancy** of six unrelated individuals (normally two persons per bedroom) would have a rental rate determined by calculating the rental rate for a three-bedroom house and then dividing that rate by six. This rate would change if the number of **planned** occupants changed. If the house were later **structurally modified** to be used as a bunkhouse/dormitory, the rate then would be the dormitory rate.

Based upon information provided by the contractor, deductions from the monthly contract rental rate of each rental sample were made for the contributory costs of utilities, appliances, furnishings and services, provided and included in the contract rent. No deductions were made for central air conditioners, refrigerators or ranges; however, if a refrigerator or range was missing, the value was added to the adjusted rent. Central air conditioners are valued at their contributory value, if any. The resulting adjusted monthly contract rental rate represents the contributory value of the dwelling structure equipped with a refrigerator and a range.

The establishment of final monthly quarters rental charges for houses, apartments, mobile homes and cabins/lookouts requires the addition of charges for Government-provided utilities, services, appliances and furnishings. Conversely, **deductions** are required for the values of ranges and refrigerators when they are not provided by the Government.

There are a total of eleven rental rate charts: four charts for single-family housing, four charts for apartments, and three charts for mobile homes. Instructions for computing rental rates for cabins, bunkhouses and dormitories, transient quarters and trailer spaces are found in Sections V.E, V.F, V.G and V.H, respectively. Because OMB Circular A-45 excludes tents from the definition of "rental quarters", there is no charge for the provision of tents.

The use of the charts is fairly simple. First, find the chart for the category into which the GFQ fits. Next, round the square feet **down** to the nearest hundreds of square feet. Thus, if a unit has 980 square feet, the row labeled 900 SQFT would be used. Then the age should be rounded **up** to the nearest age increment. If the dwelling at issue was built in 1978, its age would be computed as 1999 (the current year) minus 1978 (the year built). Thus, in this instance, the unit is $1999 - 1978 = 21$ years old; and the column headed by "25 YEARS OLD" should then be followed down to the 900 SQFT row to obtain the size/age adjusted rent.

The rent charts also have various location adjustments, as well as adjustments for physical features such as the number of bathrooms, the type of garage facilities, the condition of the housing, etc. These should be subtracted from, or added to, the size/age adjusted rent, as specified, to determine the MBRR.

When computing the final biweekly rent (netrent) to be paid, the MBRR must be adjusted to include the value of Government-provided related facilities (utilities, appliances, furnishings and services); and the administrative adjustments prescribed in OMB Circular A-45. Use Form DI 1880, Rent Computation Schedule, or similar form as may be used by agencies other than DOI.

Where a dwelling is larger than the highest square footage in the chart pertinent to that unit, use the size/age rent and adjustments of the bottom (largest SQFT) row. This may eliminate the need for some administrative adjustments due to excess size of the housing. If a dwelling is smaller than the smallest square footage, use the lowest square footage listed on the chart.

The rent for a dwelling with more than 4 bedrooms (3 bedrooms for apartments and mobile homes) is calculated as if the unit had 4 bedrooms (3 bedrooms for apartments and mobile homes). In addition, the carport charge is the same regardless of the size of the carport; the maximum garage charge is the amount for a 2-car garage; and the fireplace charge is the same for one or more fireplaces. For rental calculation purposes a "cap" of 3 bathrooms applies. Therefore, assume 3 bathrooms when applying the bathrooms charge in the rent charts shown in tables 3a-d, 4a-d and 5a-c.

To assist in the calculation of quarters MBRR's, examples are provided in the following pages. While the rates appearing in the following tables should allow you to establish MBRR's for essentially all of your properties, we recognize that we might not have anticipated all situations and conditions. Therefore, housing managers should use professional discretion to set rates for truly unusual situations. In cases where you must use some other method to establish rates, please notify the National Business Center, Products & Services, Quarters Operations Office (Code D-2910), 7301 West Mansfield Avenue, Lakewood, CO

80235-2230; telephone **303-969-7240**; fax 303-969-7166. You should explain the conditions, the rate used, and your reasoning so that we may anticipate such circumstances in the future. You should retain the documentation for such actions in your files.

B. SINGLE FAMILY HOUSING

For single family detached houses, including plexed dwellings and townhouses, use the rental chart which appropriately describes the housing class and the number of bedrooms of the subject quarters. The charts for houses are in tables 3a through 3d.

Assume for example, a 3-bedroom, 1 1/2-bath house, that was built in 1970, and which has a 2-car garage, two fireplaces, and 1,276 gross square feet of living space. The house, located near Fairbanks, AK is fair in both exterior and interior condition.

First, the chart for 3-bedroom, good condition, 1 bathroom, houses (Table 3b) should be located and used. These charts are baseline charts, which assume that each house is in good condition inside and outside and has one full bathroom. Therefore, if the house is in good condition inside and outside and has one bathroom, no additional computations are needed. If there is a deviation from either good inside or outside condition or there are less or more bathrooms than one, then the computations must be changed as discussed below. In the first step, Table 3b is selected as the proper chart for 3-bedroom houses.

Next, the size (gross finished floor space) should be rounded **down** to the nearest 100 square feet (from 1,276 to 1,200 sqft). Under the column headed "**SQFT**", the figure 1,200 should be located. Further adjustments will be taken from this row.

Finally, the appropriate age column should be selected. The house in this example is $1999 - 1970 = 29$ years old. The age should be rounded **up** to the next highest age column, which, in this case, is the column headed "**35 YRS OLD**". Follow this column down to the 1,200 square feet row to obtain the size/age "table rent" of \$878.

The first adjustment is the extra bathroom charge. Follow the column headed "**PER EXTRA BATHROOM**" down to the 1,200 SQFT row to find a charge of \$125 for a full extra bathroom. As the house in this example has only 1/2 of an extra bathroom, the adjustment is $\$125 \times .5$ (1/2 extra bathroom) = \$62.50. Add \$62.50 to the rent.

The second and third adjustments are made for a fair exterior and a fair interior condition. Follow the column headed "**FAIR EXTERIOR/INTERIOR***" down to the 1,200 SQFT row. The amount reflects a deduction of \$23 for a house with a fair exterior **and** a deduction of \$23 for a house with a fair interior. Since both the exterior and interior are in fair condition, the total adjustment is \$-46.

The fourth adjustment is for a two-car garage. Follow the column headed "**GARAGE (PER CAR)**" down to the 1,200 SQFT row. \$92 should be charged for each car the garage is designed to accommodate. Since the house in this example has a 2-car garage, multiply the amount shown for one car (\$92) times 2 to reflect the value of a 2-car garage ($2 \times \$92 = \184). Add \$184 to the rent.

The fifth adjustment is made for the fireplaces. Follow the column headed "**FIREPLACES**" down to the 1,200 SQFT row. The amount reflects an addition of \$15 for one or more fireplaces. Add \$15 to the rent for fireplaces.

The final adjustment is the community adjustment. The house in this example is located near Fairbanks, AK. The notes beneath the table (see "**COMMUNITY ADJUSTMENTS**") reflect that Fairbanks, AK receives an adjustment of -\$102. As instructed, subtract \$102 from the rent. Community adjustments are given only to communities in which the market rents are **lower** than the regional average level of rents. Communities not listed in the tables have rents which are equal to or higher than the regional average rent and do not receive community adjustments.

The last step is to round the resulting MBRR to the nearest whole dollar. If rounding is to be exercised, amounts equal to \$.50 or more should be rounded **up** to the next highest dollar; amounts equal to \$.49 or less should be rounded **down** to the next lowest dollar. The decision to round is discretionary.

In summary, the adjustments that produce the Monthly Base Rental Rate for the house used in this example are shown below.

Table Rent (1,200 SQFT/35 yrs. old)	\$878.00
Extra Bath Adjustment (.5 X \$125)	+ 62.50
Fair Exterior Condition Adjustment	- 23.00
Fair Interior Condition Adjustment	- 23.00
Garage Adjustment (Per Car X \$92)	+ 184.00
Fireplace Adjustment	+ 15.00
Community Adjustment (Fairbanks, AK)	<u>-102.00</u>
Monthly Base Rent	\$991.50

Monthly Base Rental Rate (Rounded) \$992.00

TABLE 3a MONTHLY BASE RENT - GOOD CONDITION 4 BDR, 1 BATH, HOUSES

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 4 BEDROOM, 1 BATHROOM HOUSES

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER -IOR/ INTER -IOR*	FAIR EXTER -IOR/ INTER -IOR*	POOR EXTER -IOR/ INTER -IOR*	GAR- AGE PER (CAR)	FIRE- PLACES	PLEX
700	\$975	\$922	\$894	\$875	\$861	\$849	\$831	\$+125	\$+20	\$-13	\$-23	\$+92	\$+15	\$-39
800	\$995	\$942	\$914	\$895	\$881	\$869	\$851	\$+125	\$+20	\$-15	\$-25	\$+92	\$+15	\$-45
900	\$1013	\$960	\$932	\$913	\$899	\$887	\$869	\$+125	\$+20	\$-17	\$-27	\$+92	\$+15	\$-50
1000	\$1029	\$976	\$948	\$929	\$915	\$903	\$885	\$+125	\$+20	\$-19	\$-29	\$+92	\$+15	\$-56
1100	\$1043	\$990	\$962	\$943	\$929	\$917	\$899	\$+125	\$+20	\$-21	\$-31	\$+92	\$+15	\$-62
1200	\$1056	\$1003	\$975	\$956	\$942	\$930	\$912	\$+125	\$+20	\$-23	\$-33	\$+92	\$+15	\$-67
1300	\$1068	\$1015	\$987	\$968	\$954	\$943	\$925	\$+125	\$+20	\$-25	\$-35	\$+92	\$+15	\$-73
1400	\$1080	\$1026	\$999	\$980	\$965	\$954	\$936	\$+125	\$+20	\$-27	\$-37	\$+92	\$+15	\$-78
1500	\$1090	\$1037	\$1009	\$990	\$976	\$964	\$946	\$+125	\$+20	\$-29	\$-39	\$+92	\$+15	\$-84
1600	\$1100	\$1047	\$1019	\$1000	\$985	\$974	\$956	\$+125	\$+20	\$-30	\$-40	\$+92	\$+15	\$-90
1700	\$1109	\$1056	\$1028	\$1009	\$995	\$983	\$965	\$+125	\$+20	\$-32	\$-42	\$+92	\$+15	\$-95
1800	\$1118	\$1064	\$1037	\$1018	\$1003	\$992	\$974	\$+125	\$+20	\$-34	\$-44	\$+92	\$+15	\$-101
1900	\$1126	\$1072	\$1045	\$1026	\$1011	\$1000	\$982	\$+125	\$+20	\$-36	\$-46	\$+92	\$+15	\$-106
2000	\$1133	\$1080	\$1052	\$1034	\$1019	\$1008	\$990	\$+125	\$+20	\$-38	\$-48	\$+92	\$+15	\$-112
2100	\$1141	\$1088	\$1060	\$1041	\$1027	\$1015	\$997	\$+125	\$+20	\$-40	\$-50	\$+92	\$+15	\$-118
2200	\$1148	\$1095	\$1067	\$1048	\$1034	\$1022	\$1004	\$+125	\$+20	\$-42	\$-52	\$+92	\$+15	\$-123
2300	\$1155	\$1101	\$1074	\$1055	\$1040	\$1029	\$1011	\$+125	\$+20	\$-44	\$-54	\$+92	\$+15	\$-129

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT ADD \$30

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$102; KENAI, AK. -\$228; SITKA, AK. -\$33

* - IF BOTH THE INTERIOR AND EXTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

TABLE 3b MONTHLY BASE RENT - GOOD CONDITION 3 BDR, 1 BATH, HOUSES

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 3 BEDROOM, 1 BATHROOM HOUSES

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER -IOR/ INTER -IOR*	FAIR EXTER -IOR/ INTER -IOR*	POOR EXTER -IOR/ INTER -IOR*	GAR- AGE PER (CAR)	FIRE- PLACES	PLEX
500	\$846	\$792	\$765	\$746	\$731	\$720	\$702	\$+125	\$+20	\$-10	\$-20	\$+92	\$+15	\$-28
600	\$873	\$820	\$792	\$773	\$759	\$747	\$729	\$+125	\$+20	\$-11	\$-21	\$+92	\$+15	\$-34
700	\$897	\$843	\$816	\$797	\$782	\$771	\$753	\$+125	\$+20	\$-13	\$-23	\$+92	\$+15	\$-39
800	\$917	\$863	\$836	\$817	\$802	\$791	\$773	\$+125	\$+20	\$-15	\$-25	\$+92	\$+15	\$-45
900	\$934	\$881	\$853	\$835	\$820	\$809	\$791	\$+125	\$+20	\$-17	\$-27	\$+92	\$+15	\$-50
1000	\$950	\$897	\$869	\$850	\$836	\$825	\$807	\$+125	\$+20	\$-19	\$-29	\$+92	\$+15	\$-56
1100	\$965	\$912	\$884	\$865	\$851	\$839	\$821	\$+125	\$+20	\$-21	\$-31	\$+92	\$+15	\$-62
1200	\$978	\$925	\$897	\$878	\$864	\$852	\$834	\$+125	\$+20	\$-23	\$-33	\$+92	\$+15	\$-67
1300	\$990	\$937	\$909	\$890	\$876	\$864	\$846	\$+125	\$+20	\$-25	\$-35	\$+92	\$+15	\$-73
1400	\$1001	\$948	\$920	\$901	\$887	\$875	\$857	\$+125	\$+20	\$-27	\$-37	\$+92	\$+15	\$-78
1500	\$1012	\$958	\$931	\$912	\$897	\$886	\$868	\$+125	\$+20	\$-29	\$-39	\$+92	\$+15	\$-84
1600	\$1021	\$968	\$940	\$921	\$907	\$896	\$877	\$+125	\$+20	\$-30	\$-40	\$+92	\$+15	\$-90
1700	\$1030	\$977	\$950	\$931	\$916	\$905	\$887	\$+125	\$+20	\$-32	\$-42	\$+92	\$+15	\$-95
1800	\$1039	\$986	\$958	\$939	\$925	\$913	\$895	\$+125	\$+20	\$-34	\$-44	\$+92	\$+15	\$-101
1900	\$1047	\$994	\$966	\$947	\$933	\$921	\$903	\$+125	\$+20	\$-36	\$-46	\$+92	\$+15	\$-106
2000	\$1055	\$1002	\$974	\$955	\$941	\$929	\$911	\$+125	\$+20	\$-38	\$-48	\$+92	\$+15	\$-112
2100	\$1062	\$1009	\$981	\$963	\$948	\$937	\$919	\$+125	\$+20	\$-40	\$-50	\$+92	\$+15	\$-118

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT ADD \$30

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$102; KENAI, AK. -\$228; SITKA, AK. -\$33

* - IF BOTH THE INTERIOR AND EXTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

TABLE 3c MONTHLY BASE RENT - GOOD CONDITION 2 BDR, 1 BATH, HOUSES

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 2 BEDROOM, 1 BATHROOM HOUSES

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER -IOR/ INTER -IOR*	FAIR EXTER -IOR/ INTER -IOR*	POOR EXTER -IOR/ INTER -IOR*	GAR- AGE PER (CAR)	FIRE- PLACES	PLEX
300	\$673	\$619	\$592	\$573	\$558	\$547	\$529	\$+125	\$+20	\$-6	\$-16	\$+92	\$+15	\$-17
400	\$716	\$663	\$635	\$616	\$602	\$590	\$572	\$+125	\$+20	\$-8	\$-18	\$+92	\$+15	\$-22
500	\$750	\$697	\$669	\$650	\$636	\$624	\$606	\$+125	\$+20	\$-10	\$-20	\$+92	\$+15	\$-28
600	\$777	\$724	\$696	\$677	\$663	\$651	\$633	\$+125	\$+20	\$-11	\$-21	\$+92	\$+15	\$-34
700	\$801	\$747	\$720	\$701	\$686	\$675	\$657	\$+125	\$+20	\$-13	\$-23	\$+92	\$+15	\$-39
800	\$821	\$767	\$740	\$721	\$706	\$695	\$677	\$+125	\$+20	\$-15	\$-25	\$+92	\$+15	\$-45
900	\$839	\$785	\$758	\$739	\$724	\$713	\$695	\$+125	\$+20	\$-17	\$-27	\$+92	\$+15	\$-50
1000	\$854	\$801	\$773	\$755	\$740	\$729	\$711	\$+125	\$+20	\$-19	\$-29	\$+92	\$+15	\$-56
1100	\$869	\$816	\$788	\$769	\$755	\$743	\$725	\$+125	\$+20	\$-21	\$-31	\$+92	\$+15	\$-62
1200	\$882	\$829	\$801	\$782	\$768	\$756	\$738	\$+125	\$+20	\$-23	\$-33	\$+92	\$+15	\$-67
1300	\$894	\$841	\$813	\$794	\$780	\$768	\$750	\$+125	\$+20	\$-25	\$-35	\$+92	\$+15	\$-73
1400	\$905	\$852	\$824	\$805	\$791	\$779	\$761	\$+125	\$+20	\$-27	\$-37	\$+92	\$+15	\$-78
1500	\$916	\$862	\$835	\$816	\$801	\$790	\$772	\$+125	\$+20	\$-29	\$-39	\$+92	\$+15	\$-84
1600	\$925	\$872	\$844	\$825	\$811	\$800	\$782	\$+125	\$+20	\$-30	\$-40	\$+92	\$+15	\$-90
1700	\$935	\$881	\$854	\$835	\$820	\$809	\$791	\$+125	\$+20	\$-32	\$-42	\$+92	\$+15	\$-95
1800	\$943	\$890	\$862	\$843	\$829	\$817	\$799	\$+125	\$+20	\$-34	\$-44	\$+92	\$+15	\$-101
1900	\$951	\$898	\$870	\$851	\$837	\$826	\$807	\$+125	\$+20	\$-36	\$-46	\$+92	\$+15	\$-106

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT ADD \$30

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$102; KENAI, AK. -\$228; SITKA, AK. -\$33

* - IF BOTH THE INTERIOR AND EXTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

TABLE 3d MONTHLY BASE RENT - GOOD CONDITION 1 BDR, 1 BATH, HOUSES

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 1 BEDROOM, 1 BATHROOM HOUSES

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER -IOR/ INTER -IOR*	FAIR EXTER -IOR/ INTER -IOR*	POOR EXTER -IOR/ INTER -IOR*	GAR- AGE PER (CAR)	FIRE- PLACES	PLEX
100	\$383	\$330	\$302	\$283	\$269	\$257	\$239	\$+125	\$+20	\$-5	\$-12	\$+92	\$+15	\$-6
200	\$488	\$434	\$407	\$388	\$373	\$362	\$344	\$+125	\$+20	\$-5	\$-14	\$+92	\$+15	\$-11
300	\$549	\$496	\$468	\$449	\$435	\$423	\$405	\$+125	\$+20	\$-6	\$-16	\$+92	\$+15	\$-17
400	\$592	\$539	\$511	\$492	\$478	\$467	\$448	\$+125	\$+20	\$-8	\$-18	\$+92	\$+15	\$-22
500	\$626	\$573	\$545	\$526	\$512	\$500	\$482	\$+125	\$+20	\$-10	\$-20	\$+92	\$+15	\$-28
600	\$654	\$600	\$573	\$554	\$539	\$528	\$510	\$+125	\$+20	\$-11	\$-21	\$+92	\$+15	\$-34
700	\$677	\$624	\$596	\$577	\$563	\$551	\$533	\$+125	\$+20	\$-13	\$-23	\$+92	\$+15	\$-39
800	\$697	\$644	\$616	\$597	\$583	\$571	\$553	\$+125	\$+20	\$-15	\$-25	\$+92	\$+15	\$-45
900	\$715	\$662	\$634	\$615	\$601	\$589	\$571	\$+125	\$+20	\$-17	\$-27	\$+92	\$+15	\$-50
1000	\$731	\$677	\$650	\$631	\$616	\$605	\$587	\$+125	\$+20	\$-19	\$-29	\$+92	\$+15	\$-56
1100	\$745	\$692	\$664	\$645	\$631	\$619	\$601	\$+125	\$+20	\$-21	\$-31	\$+92	\$+15	\$-62
1200	\$758	\$705	\$677	\$658	\$644	\$632	\$614	\$+125	\$+20	\$-23	\$-33	\$+92	\$+15	\$-67
1300	\$770	\$717	\$689	\$670	\$656	\$645	\$626	\$+125	\$+20	\$-25	\$-35	\$+92	\$+15	\$-73
1400	\$782	\$728	\$701	\$682	\$667	\$656	\$638	\$+125	\$+20	\$-27	\$-37	\$+92	\$+15	\$-78
1500	\$792	\$739	\$711	\$692	\$678	\$666	\$648	\$+125	\$+20	\$-29	\$-39	\$+92	\$+15	\$-84

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT ADD \$30

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$102; KENAI, AK. -\$228; SITKA, AK. -\$33

* - IF BOTH THE INTERIOR AND EXTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

C. APARTMENTS

For all apartment units, use the rental chart which appropriately describes the housing class and the number of bedrooms of the subject quarters. The charts for apartments are in Tables 4a through 4d.

Assume a 2-bedroom, 1 1/2 bathroom apartment, near Anchorage, AK with 760 square feet. The exterior is in poor condition; the interior is in fair condition. The apartment, which was built in 1955, is 44 years old (1999 - 1955), and has a carport.

First, the two bedroom chart for good condition apartments (Table 4b) should be located and used. These charts are baseline charts, which assume that each apartment is in good condition inside and outside and has one full bathroom. Therefore, if the apartment is in good condition inside and outside and has one bathroom, no additional computations are needed. If there is a deviation from either good inside or outside condition or there are less or more bathrooms than one, then the computations must be changed as discussed below. In the first step, Table 4b is selected as the proper chart for 2-bedroom apartments.

In the second step the size (gross living area) is rounded **down** from 760 to 700 square feet. Under the column headed "**SQFT**" the figure 700 should be located. All further adjustments will be taken from this row.

In the third step the appropriate age column is selected. A 44-year old apartment is between 35 and 45 years old; therefore, the "**45 YRS OLD**" column should be used. A two-bedroom apartment, in good condition with 700 square feet of living space (gross), and which is 45 years of age, has a "Table Rent" of \$554 per month.

The first adjustment is the extra bathroom adjustment charge. Following the 700 SQFT row along to the column headed "**PER EXTRA BATHROOM**" you will find a charge of \$67. To compute the charge for the extra 1/2 bathroom, multiply .5 (1/2 extra bath) times \$67 (the extra bath charge). Add \$33.50 to the rent.

The second and third adjustments are for a poor exterior and a fair interior condition. Follow the 700 SQFT row across the table to the column headed "**POOR EXTERIOR/INTERIOR***" a deduction of \$27 is shown; and in the next column titled "**FAIR EXTERIOR/INTERIOR***", a deduction of \$17 is shown. Subtract from the rent \$27 for poor exterior condition, and \$17 for fair interior condition.

The fourth adjustment is for a carport. Beneath the table, under "**STRUCTURAL ADJUSTMENTS**", there is an instruction to add \$15 for a carport of any size. As instructed add \$15 to the rent of this apartment.

The final adjustment is the community adjustment. The apartment in this example is located near Anchorage, AK. The notes beneath the table (see "**COMMUNITY ADJUSTMENTS**") show no adjustment for Anchorage, AK. Therefore, rental values in Anchorage, AK, for apartments are equal to or greater than the regional average. Since positive community adjustments are not applied, no community adjustment is shown for Anchorage, AK.

The last step is to round the resulting MBRR (Monthly Base Rental Rate) to the nearest whole dollar. Any amount resulting in an amount of \$.50 or greater is rounded up; any amount resulting in an amount of \$.49 or less is rounded down. The decision to round is discretionary.

In summary, the Monthly Base Rental Rate for the apartment in this example is determined as follows:

Table Rent (700 SQFT/45 years old)	\$554.00
Extra Bath Adjustment (.5 X \$67)	+33.50
Poor Exterior Adjustment	- 27.00
Fair Interior Adjustment	- 17.00
Carport Adjustment	+15.00
Location Adjustment (Anchorage, AK)	<u>- 00.00</u>
Monthly Base Rental Rate	\$558.50
Monthly Base Rental Rate (Rounded)	\$559.00

TABLE 4a MONTHLY BASE RENT - GOOD CONDITION 3 BDR, 1 BATH, APTS

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 3 BEDROOM, 1 BATHROOM APARTMENTS

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER IOR/ INTER IOR*	FAIR EXTER- IOR/ INTER- IOR*	POOR EXTER- IOR/ INTER- IOR*	GAR- AGE (ANY SIZE)
600	\$706	\$680	\$666	\$657	\$650	\$645	\$636	\$+57	\$+20	\$-17	\$-27	\$+35
700	\$715	\$689	\$676	\$667	\$660	\$654	\$646	\$+67	\$+20	\$-17	\$-27	\$+35
800	\$725	\$699	\$685	\$676	\$669	\$664	\$655	\$+76	\$+20	\$-17	\$-27	\$+35
900	\$734	\$708	\$695	\$686	\$679	\$673	\$665	\$+86	\$+20	\$-17	\$-27	\$+35
1000	\$744	\$718	\$704	\$695	\$688	\$683	\$674	\$+95	\$+20	\$-17	\$-27	\$+35
1100	\$753	\$727	\$714	\$705	\$698	\$692	\$684	\$+105	\$+20	\$-17	\$-27	\$+35
1200	\$763	\$737	\$723	\$714	\$707	\$702	\$693	\$+114	\$+20	\$-17	\$-27	\$+35
1300	\$772	\$746	\$733	\$724	\$717	\$711	\$703	\$+124	\$+20	\$-17	\$-27	\$+35
1400	\$782	\$756	\$742	\$733	\$726	\$721	\$712	\$+133	\$+20	\$-17	\$-27	\$+35
1500	\$791	\$765	\$752	\$743	\$736	\$730	\$722	\$+143	\$+20	\$-17	\$-27	\$+35
1600	\$801	\$775	\$761	\$752	\$745	\$740	\$731	\$+152	\$+20	\$-17	\$-27	\$+35
1700	\$810	\$784	\$771	\$762	\$755	\$749	\$741	\$+162	\$+20	\$-17	\$-27	\$+35
1800	\$820	\$794	\$780	\$771	\$764	\$759	\$750	\$+171	\$+20	\$-17	\$-27	\$+35

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT (ANY SIZE): ADD \$15
FIREPLACE(S): ADD \$15

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$12; KENAI, AK. -\$86

*IF BOTH THE EXTERIOR AND INTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

TABLE 4b MONTHLY BASE RENT - GOOD CONDITION 2 BDR, 1 BATH, APTS

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 2 BEDROOM, 1 BATHROOM APARTMENTS

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER IOR/ INTER IOR*	FAIR EXTER- IOR/ INTER- IOR*	POOR EXTER- IOR/ INTER- IOR*	GAR- AGE (ANY SIZE)
400	\$581	\$555	\$541	\$532	\$525	\$520	\$511	\$+38	\$+20	\$-17	\$-27	\$+35
500	\$590	\$564	\$551	\$542	\$535	\$529	\$521	\$+48	\$+20	\$-17	\$-27	\$+35
600	\$600	\$574	\$560	\$551	\$544	\$539	\$530	\$+57	\$+20	\$-17	\$-27	\$+35
700	\$609	\$583	\$570	\$561	\$554	\$548	\$540	\$+67	\$+20	\$-17	\$-27	\$+35
800	\$619	\$593	\$579	\$570	\$563	\$558	\$549	\$+76	\$+20	\$-17	\$-27	\$+35
900	\$628	\$602	\$589	\$580	\$573	\$567	\$559	\$+86	\$+20	\$-17	\$-27	\$+35
1000	\$638	\$612	\$598	\$589	\$582	\$577	\$568	\$+95	\$+20	\$-17	\$-27	\$+35
1100	\$647	\$621	\$608	\$599	\$592	\$586	\$578	\$+105	\$+20	\$-17	\$-27	\$+35
1200	\$657	\$631	\$617	\$608	\$601	\$596	\$587	\$+114	\$+20	\$-17	\$-27	\$+35
1300	\$666	\$640	\$627	\$618	\$611	\$605	\$597	\$+124	\$+20	\$-17	\$-27	\$+35
1400	\$676	\$650	\$636	\$627	\$620	\$615	\$606	\$+133	\$+20	\$-17	\$-27	\$+35
1500	\$685	\$659	\$646	\$637	\$630	\$624	\$616	\$+143	\$+20	\$-17	\$-27	\$+35
1600	\$695	\$669	\$655	\$646	\$639	\$634	\$625	\$+152	\$+20	\$-17	\$-27	\$+35

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT (ANY SIZE): ADD \$15
FIREPLACE(S): ADD \$15

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$12; KENAI, AK. -\$86

*IF BOTH THE EXTERIOR AND INTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

TABLE 4c MONTHLY BASE RENT - GOOD CONDITION 1 BDR, 1 BATH, APTS

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 1 BEDROOM, 1 BATHROOM APARTMENTS

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER IOR/ INTER IOR*	FAIR EXTER- IOR/ INTER- IOR*	POOR EXTER- IOR/ INTER- IOR*	GAR- AGE (ANY SIZE)
300	\$465	\$439	\$426	\$417	\$410	\$404	\$396	\$+29	\$+20	\$-17	\$-27	\$+35
400	\$475	\$449	\$435	\$426	\$419	\$414	\$405	\$+38	\$+20	\$-17	\$-27	\$+35
500	\$484	\$458	\$445	\$436	\$429	\$423	\$415	\$+48	\$+20	\$-17	\$-27	\$+35
600	\$494	\$468	\$454	\$445	\$438	\$433	\$424	\$+57	\$+20	\$-17	\$-27	\$+35
700	\$503	\$477	\$464	\$455	\$448	\$442	\$434	\$+67	\$+20	\$-17	\$-27	\$+35
800	\$513	\$487	\$473	\$464	\$457	\$452	\$443	\$+76	\$+20	\$-17	\$-27	\$+35
900	\$522	\$496	\$483	\$474	\$467	\$461	\$453	\$+86	\$+20	\$-17	\$-27	\$+35
1000	\$532	\$506	\$492	\$483	\$476	\$471	\$462	\$+95	\$+20	\$-17	\$-27	\$+35
1100	\$541	\$515	\$502	\$493	\$486	\$480	\$472	\$+105	\$+20	\$-17	\$-27	\$+35
1200	\$551	\$525	\$511	\$502	\$495	\$490	\$481	\$+114	\$+20	\$-17	\$-27	\$+35
1300	\$560	\$534	\$521	\$512	\$505	\$499	\$491	\$+124	\$+20	\$-17	\$-27	\$+35
1400	\$570	\$544	\$530	\$521	\$514	\$509	\$500	\$+133	\$+20	\$-17	\$-27	\$+35
1500	\$579	\$553	\$540	\$531	\$524	\$518	\$510	\$+143	\$+20	\$-17	\$-27	\$+35

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT (ANY SIZE): ADD \$15
FIREPLACE(S): ADD \$15

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$12; KENAI, AK. -\$86

*IF BOTH THE EXTERIOR AND INTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

TABLE 4d MONTHLY BASE RENT - GOOD CONDITION 0 BDR, 1 BATH, APTS

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION 0 BEDROOM, 1 BATHROOM APARTMENTS

SQFT	5 YRS OLD	15 YRS OLD	25 YRS OLD	35 YRS OLD	45 YRS OLD	55 YRS OLD	75+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER IOR/ INTER IOR*	FAIR EXTER- IOR/ INTER- IOR*	POOR EXTER- IOR/ INTER- IOR*	GAR- AGE (ANY SIZE)
100	\$340	\$314	\$301	\$292	\$285	\$279	\$271	\$+10	\$+20	\$-17	\$-27	\$+35
200	\$350	\$324	\$310	\$301	\$294	\$289	\$280	\$+19	\$+20	\$-17	\$-27	\$+35
300	\$359	\$333	\$320	\$311	\$304	\$298	\$290	\$+29	\$+20	\$-17	\$-27	\$+35
400	\$369	\$343	\$329	\$320	\$313	\$308	\$299	\$+38	\$+20	\$-17	\$-27	\$+35
500	\$378	\$352	\$339	\$330	\$323	\$317	\$309	\$+48	\$+20	\$-17	\$-27	\$+35
600	\$388	\$362	\$348	\$339	\$332	\$327	\$318	\$+57	\$+20	\$-17	\$-27	\$+35
700	\$397	\$371	\$358	\$349	\$342	\$336	\$328	\$+67	\$+20	\$-17	\$-27	\$+35
800	\$407	\$381	\$367	\$358	\$351	\$346	\$337	\$+76	\$+20	\$-17	\$-27	\$+35
900	\$416	\$390	\$377	\$368	\$361	\$355	\$347	\$+86	\$+20	\$-17	\$-27	\$+35
1000	\$426	\$400	\$386	\$377	\$370	\$365	\$356	\$+95	\$+20	\$-17	\$-27	\$+35
1100	\$435	\$409	\$396	\$387	\$380	\$374	\$366	\$+105	\$+20	\$-17	\$-27	\$+35

ADDITIONAL ADJUSTMENTS:

STRUCTURAL ADJUSTMENTS:

CARPORT (ANY SIZE): ADD \$15
FIREPLACE(S): ADD \$15

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK. -\$12; KENAI, AK. -\$86

*IF BOTH THE EXTERIOR AND INTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

THE APPROPRIATE CPI FACTOR SHOULD BE APPLIED AFTER COMPLETING THE ABOVE ADJUSTMENTS.

D. MOBILE HOMES, TEMPORARY HOUSING, AND TRAVEL TRAILERS

For these housing classes, use the mobile home base rental charts (Tables 5a-c). To familiarize the reader with these charts, assume a 390 square foot, 1-bedroom mobile home built in 1965 with a 3/4 bathroom. This mobile home is in poor interior and poor exterior condition and is located near Kenai, AK. The Monthly Base Rental Rate for the mobile home in this example is calculated from Table 5c as follows.

The 1-bedroom chart for good condition mobile homes (Table 5c) should be located and used. These charts are baseline charts, which assume that each mobile home is in good condition inside and outside and has one full bathroom. Therefore, if the mobile home is in good condition inside and outside and has one full bathroom, no additional computations are needed. If there is a deviation from either good inside or outside condition or there are less or more bathrooms than one, then the computations must be changed accordingly.

First, locate the table for mobile homes in good condition with *one full bathroom* (Table 5c). Next, the gross square feet of living area should be rounded down to 300 square feet, and the **age** (1999 - 1965 = 34 years) is rounded **up** to 35 years. The column headed "**SQFT**" is followed **down** to 300. All other adjustments are taken from this row. On this row, under the column headed "**35+ YRS OLD**", the "Table Rent" is \$320.

The base rental value of \$320 (computed above) includes the value of one full bathroom. Since the unit in this example has only a 3/4 bathroom, an adjustment must be made for the missing 1/4 bathroom. At the top of the table is a column titled "**PER EXTRA BATHROOM**". Follow this column down to the 300 SQFT row. A value of \$96 is shown. Multiply this value times .25 (1/4 bathroom) to calculate the value of the missing 1/4 bathroom ($\$96 \times .25 = \24.00). Subtract \$24.00 from the rent.

The second and third adjustments are for the condition of the unit. Follow the 300 SQFT row to the column headed "**POOR EXTERIOR/INTERIOR***"; subtract \$15 for the poor exterior condition and another \$15 for the poor interior condition.

The final adjustment is the community adjustment. The mobile home in this example is located near Kenai, AK. The notes beneath the table (see "**COMMUNITY ADJUSTMENTS**") show an adjustment of -\$79 for Kenai, AK. The rental values for mobile homes in Kenai, AK are much lower than the survey area average. The rent for mobile homes which use Kenai, AK as the nearest established community should be reduced by \$79.

The Monthly Base Rental Rate for this mobile home is shown below.

Table Rent (300 SQFT/35+ years old)	\$320.00
Bathroom Adjustment (.25 X \$96)	-24.00
Poor Exterior	- 15.00
Poor Interior	- 15.00
Location Adjustment (Kenai, AK)	<u>-79.00</u>
Computed Monthly Base Rental Rate	\$187.00
Computed Monthly Base Rental Rate (Rounded)	\$187.00
Actual Monthly Base Rental Rate (Minimum Base)	\$210.00

Note: In this example, the Monthly Base Rental Rate computes to \$187.00, which is less than the \$210.00 minimum Monthly Base Rental Rate for the Alaska Survey Region (refer to the footnotes on each rent table for the minimum base rent). Therefore, the Monthly Base Rental Rate for the mobile home in this example will be set at \$210.00. Keep in mind that the *Monthly Base Rental Rate* is different from the minimum monthly *final rent*. Thus, \$210.00 is not the minimum final rent possible.

TABLE 5a MONTHLY BASE RENT - GOOD CONDITION 3 BDR, 1 BATH, MOB HM

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION, 3 BEDROOM, 1 BATHROOM MOBILE HOMES

SQFT	5 YRS OLD	10 YRS OLD	15 YRS OLD	20 YRS OLD	25 YRS OLD	30 YRS OLD	35+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER- IOR/ INTER- IOR*	FAIR EXTER- IOR/ INTER- IOR*	POOR EXTER- IOR/ INTER- IOR*
100	\$354	\$325	\$307	\$293	\$282	\$273	\$265	\$+96	\$+20	\$-10	\$-15
200	\$454	\$425	\$407	\$393	\$382	\$373	\$365	\$+96	\$+20	\$-10	\$-15
300	\$512	\$483	\$465	\$451	\$440	\$431	\$424	\$+96	\$+20	\$-10	\$-15
400	\$553	\$525	\$506	\$493	\$482	\$473	\$465	\$+96	\$+20	\$-10	\$-15
500	\$585	\$557	\$538	\$525	\$514	\$505	\$497	\$+96	\$+20	\$-10	\$-15
600	\$612	\$583	\$565	\$551	\$540	\$531	\$523	\$+96	\$+20	\$-10	\$-15
700	\$634	\$605	\$587	\$573	\$562	\$553	\$546	\$+96	\$+20	\$-10	\$-15
800	\$653	\$625	\$606	\$592	\$582	\$573	\$565	\$+96	\$+20	\$-10	\$-15
900	\$670	\$642	\$623	\$609	\$599	\$590	\$582	\$+96	\$+20	\$-10	\$-15
1000	\$685	\$657	\$638	\$625	\$614	\$605	\$597	\$+96	\$+20	\$-10	\$-15
1100	\$699	\$670	\$652	\$638	\$627	\$618	\$611	\$+96	\$+20	\$-10	\$-15
1200	\$712	\$683	\$665	\$651	\$640	\$631	\$623	\$+96	\$+20	\$-10	\$-15
1300	\$723	\$695	\$676	\$662	\$652	\$643	\$635	\$+96	\$+20	\$-10	\$-15
1400	\$734	\$705	\$687	\$673	\$662	\$653	\$646	\$+96	\$+20	\$-10	\$-15
1500	\$744	\$715	\$697	\$683	\$672	\$663	\$655	\$+96	\$+20	\$-10	\$-15
1600	\$753	\$724	\$706	\$692	\$681	\$672	\$665	\$+96	\$+20	\$-10	\$-15

STRUCTURAL ADJUSTMENTS:

GARAGE	(ANY SIZE):	ADD	\$30
CARPORT	(ANY SIZE):	ADD	\$20

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK.	-\$41;	KENAI, AK.	-\$79
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TABLE 5b MONTHLY BASE RENT - GOOD CONDITION 2 BDR, 1 BATH, MOB HM

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION, 2 BEDROOM, 1 BATHROOM MOBILE HOMES

SQFT	5 YRS OLD	10 YRS OLD	15 YRS OLD	20 YRS OLD	25 YRS OLD	30 YRS OLD	35+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER- IOR/ INTER- IOR*	FAIR EXTER- IOR/ INTER- IOR*	POOR EXTER- IOR/ INTER- IOR*
400	\$508	\$479	\$461	\$447	\$437	\$428	\$420	\$+96	\$+20	\$-10	\$-15
500	\$540	\$512	\$493	\$479	\$469	\$460	\$452	\$+96	\$+20	\$-10	\$-15
600	\$566	\$538	\$519	\$506	\$495	\$486	\$478	\$+96	\$+20	\$-10	\$-15
700	\$589	\$560	\$542	\$528	\$517	\$508	\$500	\$+96	\$+20	\$-10	\$-15
800	\$608	\$579	\$561	\$547	\$536	\$527	\$520	\$+96	\$+20	\$-10	\$-15
900	\$625	\$596	\$578	\$564	\$553	\$544	\$537	\$+96	\$+20	\$-10	\$-15
1000	\$640	\$611	\$593	\$579	\$568	\$559	\$552	\$+96	\$+20	\$-10	\$-15
1100	\$654	\$625	\$607	\$593	\$582	\$573	\$565	\$+96	\$+20	\$-10	\$-15
1200	\$666	\$638	\$619	\$606	\$595	\$586	\$578	\$+96	\$+20	\$-10	\$-15
1300	\$678	\$649	\$631	\$617	\$606	\$597	\$590	\$+96	\$+20	\$-10	\$-15
1400	\$688	\$660	\$641	\$628	\$617	\$608	\$600	\$+96	\$+20	\$-10	\$-15
1500	\$698	\$670	\$651	\$638	\$627	\$618	\$610	\$+96	\$+20	\$-10	\$-15

STRUCTURAL ADJUSTMENTS:

GARAGE	(ANY SIZE):	ADD	\$30
CARPORT	(ANY SIZE):	ADD	\$20

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK.	-\$41;	KENAI, AK.	-\$79
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* - IF BOTH THE EXTERIOR AND INTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

TABLE 5c MONTHLY BASE RENT - GOOD CONDITION 1 BDR, 1 BATH, MOB HM

THE ALASKA QUARTERS MONTHLY BASE RENT CHART
FOR GOOD CONDITION, 1 BEDROOM, 1 BATHROOM MOBILE HOMES

SQFT	5 YRS OLD	10 YRS OLD	15 YRS OLD	20 YRS OLD	25 YRS OLD	30 YRS OLD	35+ YRS OLD	PER EXTRA BATH ROOM	EXCEL EXTER- IOR/ INTER- IOR*	FAIR EXTER- IOR/ INTER- IOR*	POOR EXTER- IOR/ INTER- IOR*
100	\$250	\$221	\$203	\$189	\$178	\$169	\$162	\$+96	\$+20	\$-10	\$-15
200	\$350	\$321	\$303	\$289	\$278	\$269	\$262	\$+96	\$+20	\$-10	\$-15
300	\$408	\$380	\$361	\$348	\$337	\$328	\$320	\$+96	\$+20	\$-10	\$-15
400	\$450	\$421	\$403	\$389	\$378	\$369	\$361	\$+96	\$+20	\$-10	\$-15
500	\$482	\$453	\$435	\$421	\$410	\$401	\$394	\$+96	\$+20	\$-10	\$-15
600	\$508	\$479	\$461	\$447	\$436	\$427	\$420	\$+96	\$+20	\$-10	\$-15
700	\$530	\$502	\$483	\$470	\$459	\$450	\$442	\$+96	\$+20	\$-10	\$-15
800	\$549	\$521	\$502	\$489	\$478	\$469	\$461	\$+96	\$+20	\$-10	\$-15
900	\$566	\$538	\$519	\$506	\$495	\$486	\$478	\$+96	\$+20	\$-10	\$-15
1000	\$582	\$553	\$535	\$521	\$510	\$501	\$493	\$+96	\$+20	\$-10	\$-15
1100	\$595	\$567	\$548	\$535	\$524	\$515	\$507	\$+96	\$+20	\$-10	\$-15
1200	\$608	\$579	\$561	\$547	\$536	\$527	\$520	\$+96	\$+20	\$-10	\$-15

STRUCTURAL ADJUSTMENTS:

GARAGE	(ANY SIZE):	ADD	\$30
CARPORT	(ANY SIZE):	ADD	\$20

COMMUNITY ADJUSTMENTS:

FAIRBANKS, AK.	-\$41;	KENAI, AK.	-\$79
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* - IF BOTH THE EXTERIOR AND INTERIOR ARE IN THIS CONDITION, APPLY THIS FACTOR TWICE.

REGARDLESS OF ADJUSTMENTS, THE MINIMUM BASE RENT IS \$210 PER MONTH.

E. CABINS OR LOOKOUTS

For purposes of rental rate establishment, the rental housing class most comparable to cabins or lookouts would be 1-bedroom, single-family houses, regardless of the number of bedrooms in the cabin.

One-bedroom, single-family rental houses generally consist of smaller and older housing units.

Where the cabins or lookouts are outfitted for housekeeping, and contain an independent primary heating system, the rental rates (including all applicable adjustments) are determined by using the 1-bedroom house chart (i.e. Table 3d).

Where a cabin or lookout lacks full housekeeping facilities (including running water, an inside heated bathroom, or a central heating system), additional adjustments (shown below) must be made to the Monthly Base Rental Rate. A free standing stove without a fan, or a fireplace does not qualify as a central primary heating system. These adjustments are designed to take into consideration the inconvenience resulting from the lack of full housekeeping facilities. However, the adjusted monthly base rental rate may not be set below the minimum monthly base rent of \$210.

. No Electricity =	- 20%
. No Inside Bathroom =	- 20%
. No Running Water =	- 20%
. No Central Heating System =	- 15% (*)
. Less Than Two Rooms (One-Room Cabin or Lookout) =	- 10%

(*) Applied only if used during the heating season. A fireplace or a free standing stove without a fan does not qualify as a central heating system.

F. BUNKHOUSE AND DORMITORIES

Bunkhouses and dormitories should only include housing units that have been specifically constructed or modified for use as bunkhouses or dormitories. Single-family houses, apartments or mobile homes that are **used** as dormitories or bunkhouses, must be valued as what they are (houses, apartments or mobile homes), with the rent divided by the number of **planned** occupants (normally 2 per bedroom).

Dormitory or bunkhouse units typically lack either a living room or kitchen, or have common baths and kitchens serving many people. Many also have multiple bunk beds in large ward-like rooms. Such housing units pose a valuation problem, as they are normally found only in association with institutions such as the military or colleges, of which its occupants are members. Since these institutions do not typically rent to the public at large, one cannot obtain an arms-length market rent.

Under circumstances where there is a lack of comparable rental data, OMB Circular A-45 provides that rental rates may be established using an extension of the Principle of Comparability. Under this procedure, rental rates are established using the most comparable rental housing available, and the rate is essentially 50 percent of the average house rent.

During the February, 1994 National Quarters Conference, the National Quarters Council decided that one aggregate monthly rate should be established for **all** dormitories in a survey region. This aggregate dormitory rate, which includes the value of Government-provided utilities, furnishings and services, was determined as follows.

An analysis of the comparables used in this survey found that the average single-family house had 1,264 square feet of finished floor space, 2.5 bedrooms and an average monthly adjusted contract rent of \$900.00. By applying an extension of the Principle of Comparability, the Base Shelter Rental Rate (BSRR) for bunkhouses and dormitories is calculated as shown below.

$$\text{Average adjusted contract rent} \times .5 = \$900 \times .5 = \$450.00$$

$$\$450.00 / (\text{average \# of bedrooms} \times 2 \text{ occupants per bedroom})$$

$$\$450.00 / (2.5 \text{ bedrooms} \times 2 \text{ occupants}) = \$450.00 / 5.0 = \$90.00 \text{ per month/per occupant.}$$

Charges were then added to this rate for utilities, services and furnishings that are provided by the Government. The aggregate value of these items was based on a study of the rates prevailing in the regional survey area. These charges were prorated based upon a 1,264 square foot, 2.5 bedroom, single-family house occupied by 2 people per bedroom. The aggregate charge for these related facilities is \$95.49.

Monthly, weekly, and daily bunkhouse and dormitory rates are computed as follows.

TABLE 6 BUNKHOUSE/DORMITORY RENTS

Monthly Charge

Dormitory Rate	\$90.00
Related Facilities Charges	<u>\$95.50</u>
MBRR	\$185.50

Bi-Weekly Charge

To convert to bi-weekly rate multiply MBRR by .4615 and round to nearest five cents	\$85.60
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Weekly Charge

To convert to weekly rate multiply MBRR by .2308 and round to nearest five cents	\$42.80
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Daily Charge

To convert to daily rate multiply MBRR by .0333 and round to nearest five cents	\$ 6.20
---	---------

Note: An administrative adjustment of -10% is permitted if 3 or more people must share a bedroom or sleeping area.

G. TRANSIENT QUARTERS

Transient quarters are those which are occupied on a transient basis, normally for a period of 90 days or less. Government provided transient quarters offer a range of accommodations. At some locations kitchen facilities, private telephones and private bathrooms may be available; at others, they are not provided. At some locations, maid service is provided (with varying degrees of frequency); at other locations, employees are "issued" bedding and other domestic items, and must take care of their own house keeping arrangements.

Given the diversity of facilities and services associated with Government-provided transient quarters, the QMIS National Quarters Council determined that private housing, comparable to Government transient quarters, generally does not exist. Accordingly, the rental charges for transient quarters have been established by extending the principle of comparability, as provided in OMB Circular A-45.

Essentially, the rental charge for transient quarters is the sum of the monthly dormitory rate (see Table 6); a monthly charge for maid service (Table 18); and a 20 percent administrative/service charge required by OMB Circular A-45 paragraph 7.c(4)(a). Monthly, weekly and daily charges for transient quarters are shown, below, in Table 7.

TABLE 7 TRANSIENT QUARTERS RENTS

Dormitory BSRR	\$90.00
Related Facilities Charges (Table 6)	95.50
Maid Service (Table 18)	<u>60.90</u>
Subtotal	\$246.40
Administrative Charge (OMB Cir. A-45)	<u>x 1.20</u>
Total (Rounded)	\$295.70
Monthly Charge (Rounded)	\$295.70
Bi-Weekly Charge (\$295.70 x .4615 Rounded)	\$136.45
Weekly Charge (\$295.70 x .2308 Rounded)	\$68.25
Daily Charge (\$295.70 x .0333 Rounded)	\$9.85

H. TRAILER SPACES

During the course of the survey, trailer pads were surveyed in a wide variety of mobile home parks and varied widely in physical characteristics, utilities, rents, and geographical location.

A simplified analysis of this data was done. The value of related facilities in the contract rent was subtracted to arrive at an adjusted rent. After excluding extreme outliers, the average adjusted rent was determined for the remaining samples.

The average adjusted rent was then divided into the actual rent of each remaining sample. Those communities where the adjusted contract rents were significantly lower than the average rent for the region were given their typical adjusted rents. The rental rates of trailer pads in all other communities were established at the survey average rental level for the region.

During the February, 1993 National Quarters Conference, the National Quarters Officers of the agencies that participate in the Quarters Management Program agreed to assess the same monthly base rental rate (the rate for a single-wide space) for **all** GFQ trailer spaces. This is because most employees do not own/occupy double-wide mobile homes, and because the market differences are negligible.

To determine the trailer pad Monthly Base Rental Rate, use the applicable rate contained in Table 8. Do not use the rates in Table 8 if the trailer pad is occupied by a Government-owned or leased mobile home, as the land rent is already included in the base rent for all improved quarters.

If, as an example, the trailer pad is occupied by a tenant-owned mobile home located near Sitka, AK, the base rent for this pad would be \$158 per month. If, for another example, the trailer space is located near Kodiak, AK, the base rental rate for this pad would be \$206 (the "All Other Locations" charge). No other adjustments are made for physical characteristics such as the date the trailer pad was installed, the front or square footage, or the total number of sites at that location.

However, all appropriate administrative adjustments (such as amenity and isolation adjustments), as well as all charges for Government provided related facilities (such as utilities and furnishings) should be applied to the Monthly Base Rental Rates in Table 8 to determine the monthly net rental charge.

TABLE 8 TRAILER SPACES - MONTHLY BASE RENTAL RATES

<u>COMMUNITIES</u>	<u>MONTHLY BASE RENTAL RATES</u>
ALASKA	
Fairbanks, AK	\$121
Kenai, AK	\$105
Sitka, AK	\$158
ALL OTHER LOCATIONS	\$206

I. OBSOLETE QUARTERS

OMB Circular A-45 revised October 20, 1993 excludes from the term rental quarters "... housing which due to extreme deterioration is unsuitable for occupancy except in exigent circumstances. . .". The net effect of this change means there will be no base rental rate for obsolete quarters. However, assessments will be made for utilities, furnishings, appliances and any other services that are provided by the Government.

The Department of the Interior Quarters Handbook (DQH), and the regulations of other QMIS program participants, provide that housing used as employee quarters must be safe, sanitary, and energy efficient. Where housing is in obsolete condition, it is by definition unfit for use as employee housing, and should be renovated, replaced, destroyed or used for non-residential purposes. Section 7.3A of the DQH also provides that the appropriate Program Assistant Secretary, or his/her designee (Bureau Head), may authorize temporary occupancy (for a period not to exceed one year), pending rehabilitation or replacement action where sufficient written justification is provided.

VI. CHARGES FOR UTILITIES, APPLIANCES AND RELATED SERVICES

A. BACKGROUND

Office of Management and Budget Circular A-45 requires that, whenever possible, utilities should be provided by a private company and billed directly to quarters occupants. Where Government-furnished utilities are provided, they should be metered or measured. When Government-furnished utilities are not metered or measured, consumption will be determined from an analysis of the average amounts of utilities used in comparable private housing in the nearest established community or survey area. **Where the Government furnishes utilities, and where the quarters rental rates are established by the regional survey method, the utility rates shall be the regional average utility rates prescribed in this report - not the rates prevailing in the nearest established community.**

The regional average utility rates contained in this report include all applicable delivery charges, adjustments, taxes and surcharges. Charges for Government-provided appliances, services and furnishings will be based upon nationwide average costs.

The following sections of this report detail the consumption and cost data to be used in the circumstances described above. The cost data in this report will be updated by the QMIS Office each year and distributed with the Consumer Price Index (CPI) adjustment that takes effect each year.

B. ENERGY CONSUMPTION STUDY

1. **General.** Energy consumption estimates are required where the Government furnishes the space heating or cooling fuel and the electricity, and where consumption is neither metered nor measured. In such instances, average energy consumption must be estimated and the Government must assess a charge based on private sector energy costs in the survey area.

No methodology for estimating energy consumption can exactly predict the amounts of energy needed to heat or cool specific dwellings. Precise consumption measurements are possible only when metering is used. However, the methodology used in this report will yield **reasonable** estimates of the heating and cooling energy consumption requirements of unmetered dwellings. The methodology employed in this section was contractor-developed. For this report, however, the contractor-provided tables and conversion charts have been reformatted, and the methodology has been restated to simplify the process of estimating energy consumption requirements. The unit costs for various fuel types and for electricity (e.g., the cost per gallon for fuel oil and propane; the cost per MCF (1,000 cubic feet) for natural gas; and the cost per KWH for electricity) are regional averages of the unit fuel/electricity prices gathered by the contractor in each community surveyed.

2. **Housing Prototypes.** For the energy study, estimates of the heating and cooling energy requirements were prepared for each of the following six prototypical housing units.

Type I - Single family, one story, no basement

Type II - Single family, one story, full basement

Type III - Single family, two story, no basement

Type IV - Single family, two story, full basement

Type V - Apartment unit

Type VI - Mobile Home

3. **Assumptions.** For each of the housing prototypes, the following assumptions were made:

a. Location. - The housing is located in Anchorage, AK.

b. R values. - Each housing type has the R values of insulation in floors, walls, and ceilings recommended in the HUD Minimum Property Standards (HUD-MPS) for the Anchorage, AK area.

c. Occupants. - The housing contains an average compliment of occupants who are energy conscious (one person per 500 feet of floor space was assumed).

d. All measurements are of finished living space only and are based upon exterior dimensions.

e. Condition. - The housing is in good condition.

f. Building shape. - A rectangular shape with a ratio of 2:1 was established. This provides more building skin than a square configuration therefore, the rectangular shape yields a conservative estimate of skin loads.

g. Window area. - A window area of 10 percent of wall area was used to match UBC (Uniform Building Code) minimum window area standards.

h. Roof type. - A flat or pitched roof with ceiling insulation was assumed in all cases.

i. Air changes. - 1.5 air changes per hour was established as representing a conservative estimate of air changes in residential applications.

j. Perimeter loss. - Approximately 10 percent of overall building load is attributed to the slab on grade floors with rigid insulation to a value of R-6.

4. Using the above assumptions, infiltration factors developed by the Department of Energy, R values, building dimensions, and cooling and heating degree days, a contractor has formulated methodologies for estimating British Thermal Unit (BTU) and kilowatt hour (KWH) consumption rates, and costs, for heating and cooling. The relevant portions of the methodology is explained below.

C. SPACE HEATING (FOSSIL FUEL) CONSUMPTION/COST CALCULATIONS

To illustrate the procedure for calculating the cost of heating with fossil fuel, a single story 1,850 square foot house, with no basement, located near Anchorage, AK will be used as an example.

1. The first step is to select from among Tables 9a through 9f, the table which most closely describes the quarters unit at issue. In this case, Table 9a is for a 1-story, single family house with a partial (50 percent or less) or no basement (Prototype I). When determining the prototype, use the total basement (finished and unfinished) square footage. Unfinished space is only considered when determining the prototype. It is never used when using a rent setting or consumption chart. Table 9a should be selected in this example.

2. The second step is to determine the number of BTU's consumed **annually** for heating the house used in this example. Select from Table 9a the annual MBTU (million BTU's) consumption appropriate for the heating degree days (HDD's) and the gross **finished** square footage of the house in this example. Use the table as shown below.

a. Find the number of HDD's for the established community near which the quarters is located. Table 10 contains the HDD's for the nearest established communities in the survey region; this table shows that Anchorage, AK, has 10,816 HDD's. In Table 9a, 10,816 HDD's lies between the columns headed "**10,500**" and "**11,000**". Round 10,816 HDD's down to 10,500 HDD's.

b. In Table 9a, 1,850 square feet (the size of the house used in the example) lies between 1,800 and 2,000 square feet; round 1,850 down to 1,800 square feet.

c. From Table 9a (1,800 square feet and 10,500 HDD's) the annual MBTU consumption rate is 148.9 MBTU's.

3. The third step is to calculate the amount of fossil fuel needed to produce 148.9 MBTU's. Table 11 shows the amount of fossil fuel needed to produce 1 MBTU. The total amount of heating fuel required to produce 148.9 MBTU's is computed by multiplying the appropriate fuel factor in Table 11 by the number of MBTU's. In this case the fuel required is:

Natural gas: 148.9 MBTU's x 1 MCF = 148.9 1 MCF.
Propane: 148.9 MBTU's x 10.2 gallons = 1,518.78 gallons
Fuel oil: 148.9 MBTU's x 7.04 gallons = 1,048.26 gallons

4. The fourth step is to calculate the annual cost of the fuel consumed. This can be done by multiplying the annual fuel consumption by the unit fuel charges shown in Table 12. Following this procedure, the charge for fuel consumed annually to produce 148.9 MBTU's is:

Natural Gas: 148.9 MCF x \$4.27 (per MCF) = \$635.80
Propane: 1,518.78 gallons x \$1.70 (per gallon) = \$2,581.92
#1 Fuel oil: 1,048.26 gallons x \$1.09 (per gallon) = \$1,142.60

5. The fifth step is to calculate the monthly charge for fossil heating fuel. This is done simply by dividing the annual charges (above) by 12 (months). In this manner the monthly charges are: natural gas = \$52.98; propane = \$215.16 and fuel oil = \$95.22.

6. The final step is to multiply the monthly charge (computed in step 5 above) by the appropriate HUD MPS Heating Zone conversion factor (Table 13). In order to use Table 13, it is first necessary to determine the HUD MPS Zone for the community at issue (Anchorage, AK). Table 10 shows the HUD MPS Zones for the nearest established communities located within the survey region. From Table 10, it can be seen that Anchorage, AK is in MPS Zone 8. The conversion factor can now be found in Table 13. The conversion factor for a single story dwelling with no basement (Prototype I) in HUD MPS Zone 8 is 1.00. Multiply the monthly charges determined in step 5 above by 1.00 (the conversion factor). In this manner, the heating fuel charge can be computed for any quarters unit in any community or location. In this example, the final monthly fossil fuel heating costs are \$52.98 (\$52.98 x 1.00) for natural gas, \$215.16 (\$215.16 x 1.00) for propane and \$95.22 (\$95.22 x 1.00) for fuel oil.

The above example pertained to a single story dwelling with a partial (50 percent or less) or no basement. When calculating the heating fuel charge for a different type of housing (including apartments and mobile homes), use the Table (9a through f) which most closely describes the quarters unit to compute the annual MBTU consumption.

TABLE 9a ANNUAL MBTU USAGE (MILLIONS BTU'S) - PROTOTYPE I
Single Family, One Story, Partial (Less Than 50%) or No Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating Degree Days																
	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	5.5	5.9	6.3	6.7	7.1	7.5	7.9	8.3	8.7	9.1	9.5	9.8	10.2	10.6	11.0	11.4	11.8
200	11.0	11.8	12.6	13.4	14.2	15.0	15.8	16.5	17.3	18.1	18.9	19.7	20.5	21.3	22.1	22.8	23.6
400	22.1	23.6	25.2	26.8	28.4	29.9	31.5	33.1	34.7	36.2	37.8	39.4	41.0	42.5	44.1	45.7	47.3
600	33.1	35.4	37.8	40.2	42.5	44.9	47.3	49.6	52.0	54.3	56.7	59.1	61.4	63.8	66.2	68.5	70.9
800	44.1	47.3	50.4	53.6	56.7	59.9	63.0	66.2	69.3	72.5	75.6	78.8	81.9	85.1	88.2	91.4	94.5
1000	55.1	59.1	63.0	67.0	70.9	74.8	78.8	82.7	86.6	90.6	94.5	98.5	102.4	106.3	110.3	114.2	118.1
1200	66.2	70.9	75.6	80.3	85.1	89.8	94.5	99.2	104.0	108.7	113.4	118.1	122.9	127.6	132.3	137.1	141.8
1400	77.2	82.7	88.2	93.7	99.2	104.8	110.3	115.8	121.3	126.8	132.3	137.8	143.4	148.9	154.4	159.9	165.4
1600	88.2	94.5	100.8	107.1	113.4	119.7	126.0	132.3	138.6	144.9	151.2	157.5	163.8	170.1	176.4	182.7	189.0
1800	99.2	106.3	113.4	120.5	127.6	134.7	141.8	148.9	156.0	163.0	170.1	177.2	184.3	191.4	198.5	205.6	212.7
2000	110.3	118.1	126.0	133.9	141.8	149.7	157.5	165.4	173.3	181.2	189.0	196.9	204.8	212.7	220.5	228.4	236.3
2200	121.3	130.0	138.6	147.3	156.0	164.6	173.3	181.9	190.6	199.3	207.9	216.6	225.3	233.9	242.6	251.3	259.9
2400	132.3	141.8	151.2	160.7	170.1	179.6	189.0	198.5	207.9	217.4	226.8	236.3	245.7	255.2	264.7	274.1	283.6
2600	143.4	153.6	163.8	174.1	184.3	194.5	204.8	215.0	225.3	235.5	245.7	256.0	266.2	276.5	286.7	296.9	307.2
2800	154.4	165.4	176.4	187.5	198.5	209.5	220.5	231.6	242.6	253.6	264.7	275.7	286.7	297.7	308.8	319.8	330.8
3000	165.4	177.2	189.0	200.9	212.7	224.5	236.3	248.1	259.9	271.7	283.6	295.4	307.2	319.0	330.8	342.6	354.4

TABLE 9b ANNUAL MBTU USAGE (MILLIONS BTU'S) - PROTOTYPE II
Single Family, Single Story, Full Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating Degree Days																
	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	4.5	4.8	5.1	5.4	5.7	6.0	6.4	6.7	7.0	7.3	7.6	7.9	8.3	8.6	8.9	9.2	9.5
200	8.9	9.5	10.2	10.8	11.4	12.1	12.7	13.4	14.0	14.6	15.3	15.9	16.5	17.2	17.8	18.4	19.1
400	17.8	19.1	20.3	21.6	22.9	24.2	25.4	26.7	28.0	29.2	30.5	31.8	33.1	34.3	35.6	36.9	38.1
600	26.7	28.6	30.5	32.4	34.3	36.2	38.1	40.1	42.0	43.9	45.8	47.7	49.6	51.5	53.4	55.3	57.2
800	35.6	38.1	40.7	43.2	45.8	48.3	50.9	53.4	55.9	58.5	61.0	63.6	66.1	68.7	71.2	73.7	76.3
1000	44.5	47.7	50.9	54.0	57.2	60.4	63.6	66.8	69.9	73.1	76.3	79.5	82.6	85.8	89.0	92.2	95.4
1200	53.4	57.2	61.0	64.8	68.7	72.5	76.3	80.1	83.9	87.7	91.5	95.4	99.2	103.0	106.8	110.6	114.4
1400	62.3	66.8	71.2	75.7	80.1	84.6	89.0	93.5	97.9	102.4	106.8	111.3	115.7	120.2	124.6	129.1	133.5
1600	71.2	76.3	81.4	86.5	91.5	96.6	101.7	106.8	111.9	117.0	122.1	127.1	132.2	137.3	142.4	147.5	152.6
1800	80.1	85.8	91.5	97.3	103.0	108.7	114.4	120.2	125.9	131.6	137.3	143.0	148.8	154.5	160.2	165.9	171.6
2000	89.0	95.4	101.7	108.1	114.4	120.8	127.1	133.5	139.9	146.2	152.6	158.9	165.3	171.6	178.0	184.4	190.7
2200	97.9	104.9	111.9	118.9	125.9	132.9	139.9	146.9	153.8	160.8	167.8	174.8	181.8	188.8	195.8	202.8	209.8
2400	106.8	114.4	122.1	129.7	137.3	144.9	152.6	160.2	167.8	175.5	183.1	190.7	198.3	206.0	213.6	221.2	228.9
2600	115.7	124.0	132.2	140.5	148.8	157.0	165.3	173.6	181.8	190.1	198.3	206.6	214.9	223.1	231.4	239.7	247.9
2800	124.6	133.5	142.4	151.3	160.2	169.1	178.0	186.9	195.8	204.7	213.6	222.5	231.4	240.3	249.2	258.1	267.0
3000	133.5	143.0	152.6	162.1	171.6	181.2	190.7	200.3	209.8	219.3	228.9	238.4	247.9	257.5	267.0	276.5	286.1

TABLE 9c ANNUAL MBTU USAGE (MILLIONS BTU'S) - PROTOTYPE III
Single Family, Two Story, Partial (Less Than 50%) or No Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating Degree Days																
	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	4.9	5.3	5.6	6.0	6.3	6.7	7.0	7.4	7.7	8.1	8.4	8.8	9.1	9.5	9.8	10.2	10.5
200	9.8	10.5	11.2	11.9	12.6	13.3	14.0	14.7	15.4	16.1	16.8	17.5	18.2	18.9	19.6	20.3	21.0
400	19.6	21.0	22.4	23.8	25.2	26.7	28.1	29.5	30.9	32.3	33.7	35.1	36.5	37.9	39.3	40.7	42.1
600	29.5	31.6	33.7	35.8	37.9	40.0	42.1	44.2	46.3	48.4	50.5	52.6	54.7	56.8	58.9	61.0	63.1
800	39.3	42.1	44.9	47.7	50.5	53.3	56.1	58.9	61.7	64.5	67.3	70.1	72.9	75.7	78.6	81.4	84.2
1000	49.1	52.6	56.1	59.6	63.1	66.6	70.1	73.6	77.1	80.7	84.2	87.7	91.2	94.7	98.2	101.7	105.2
1200	58.9	63.1	67.3	71.5	75.7	80.0	84.2	88.4	92.6	96.8	101.0	105.2	109.4	113.6	117.8	122.0	126.2
1400	68.7	73.6	78.6	83.5	88.4	93.3	98.2	103.1	108.0	112.9	117.8	122.7	127.6	132.6	137.5	142.4	147.3
1600	78.6	84.2	89.8	95.4	101.0	106.6	112.2	117.8	123.4	129.1	134.7	140.3	145.9	151.5	157.1	162.7	168.3
1800	88.4	94.7	101.0	107.3	113.6	119.9	126.2	132.6	138.9	145.2	151.5	157.8	164.1	170.4	176.7	183.1	189.4
2000	98.2	105.2	112.2	119.2	126.2	133.3	140.3	147.3	154.3	161.3	168.3	175.3	182.4	189.4	196.4	203.4	210.4
2200	108.0	115.7	123.4	131.2	138.9	146.6	154.3	162.0	169.7	177.4	185.2	192.9	200.6	208.3	216.0	223.7	231.4
2400	117.8	126.2	134.7	143.1	151.5	159.9	168.3	176.7	185.2	193.6	202.0	210.4	218.8	227.2	235.7	244.1	252.5
2600	127.6	136.8	145.9	155.0	164.1	173.2	182.4	191.5	200.6	209.7	218.8	227.9	237.1	246.2	255.3	264.4	273.5
2800	137.5	147.3	157.1	166.9	176.7	186.6	196.4	206.2	216.0	225.8	235.7	245.5	255.3	265.1	274.9	284.8	294.6
3000	147.3	157.8	168.3	178.8	189.4	199.9	210.4	220.9	231.4	242.0	252.5	263.0	273.5	284.1	294.6	305.1	315.6

TABLE 9d ANNUAL MBTU USAGE (MILLIONS BTU'S) - PROTOTYPE IV
Single Family, Two Story, Full Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating Degree Days																
	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	5.3	5.7	6.1	6.5	6.8	7.2	7.6	8.0	8.3	8.7	9.1	9.5	9.9	10.2	10.6	11.0	11.4
200	10.6	11.4	12.1	12.9	13.7	14.4	15.2	15.9	16.7	17.5	18.2	19.0	19.7	20.5	21.2	22.0	22.8
400	21.2	22.8	24.3	25.8	27.3	28.8	30.4	31.9	33.4	34.9	36.4	37.9	39.5	41.0	42.5	44.0	45.5
600	31.9	34.1	36.4	38.7	41.0	43.3	45.5	47.8	50.1	52.4	54.6	56.9	59.2	61.5	63.7	66.0	68.3
800	42.5	45.5	48.6	51.6	54.6	57.7	60.7	63.7	66.8	69.8	72.9	75.9	78.9	82.0	85.0	88.0	91.1
1000	53.1	56.9	60.7	64.5	68.3	72.1	75.9	79.7	83.5	87.3	91.1	94.9	98.7	102.4	106.2	110.0	113.8
1200	63.7	68.3	72.9	77.4	82.0	86.5	91.1	95.6	100.2	104.7	109.3	113.8	118.4	122.9	127.5	132.0	136.6
1400	74.4	79.7	85.0	90.3	95.6	100.9	106.2	111.6	116.9	122.2	127.5	132.8	138.1	143.4	148.7	154.1	159.4
1600	85.0	91.1	97.1	103.2	109.3	115.4	121.4	127.5	133.6	139.6	145.7	151.8	157.8	163.9	170.0	176.1	182.1
1800	95.6	102.4	109.3	116.1	122.9	129.8	136.6	143.4	150.3	157.1	163.9	170.7	177.6	184.4	191.2	198.1	204.9
2000	106.2	113.8	121.4	129.0	136.6	144.2	151.8	159.4	167.0	174.5	182.1	189.7	197.3	204.9	212.5	220.1	227.7
2200	116.9	125.2	133.6	141.9	150.3	158.6	167.0	175.3	183.7	192.0	200.3	208.7	217.0	225.4	233.7	242.1	250.4
2400	127.5	136.6	145.7	154.8	163.9	173.0	182.1	191.2	200.3	209.5	218.6	227.7	236.8	245.9	255.0	264.1	273.2
2600	138.1	148.0	157.8	167.7	177.6	187.4	197.3	207.2	217.0	226.9	236.8	246.6	256.5	266.4	276.2	286.1	296.0
2800	148.7	159.4	170.0	180.6	191.2	201.9	212.5	223.1	233.7	244.4	255.0	265.6	276.2	286.9	297.5	308.1	318.7
3000	159.4	170.7	182.1	193.5	204.9	216.3	227.7	239.0	250.4	261.8	273.2	284.6	296.0	307.3	318.7	330.1	341.5

TABLE 9e ANNUAL MBTU USAGE (MILLIONS BTU'S) - PROTOTYPE V
Apartments

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating Degree Days																
	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	3.8	4.1	4.3	4.6	4.9	5.1	5.4	5.7	5.9	6.2	6.5	6.8	7.0	7.3	7.6	7.8	8.1
200	7.6	8.1	8.6	9.2	9.7	10.3	10.8	11.4	11.9	12.4	13.0	13.5	14.1	14.6	15.1	15.7	16.2
400	15.1	16.2	17.3	18.4	19.5	20.5	21.6	22.7	23.8	24.9	25.9	27.0	28.1	29.2	30.3	31.4	32.4
600	22.7	24.3	25.9	27.6	29.2	30.8	32.4	34.1	35.7	37.3	38.9	40.5	42.2	43.8	45.4	47.0	48.7
800	30.3	32.4	34.6	36.8	38.9	41.1	43.2	45.4	47.6	49.7	51.9	54.1	56.2	58.4	60.5	62.7	64.9
1000	37.8	40.5	43.2	45.9	48.7	51.4	54.1	56.8	59.5	62.2	64.9	67.6	70.3	73.0	75.7	78.4	81.1
1200	45.4	48.7	51.9	55.1	58.4	61.6	64.9	68.1	71.4	74.6	77.8	81.1	84.3	87.6	90.8	94.1	97.3
1400	53.0	56.8	60.5	64.3	68.1	71.9	75.7	79.5	83.3	87.0	90.8	94.6	98.4	102.2	106.0	109.7	113.5
1600	60.5	64.9	69.2	73.5	77.8	82.2	86.5	90.8	95.1	99.5	103.8	108.1	112.4	116.8	121.1	125.4	129.7
1800	68.1	73.0	77.8	82.7	87.6	92.4	97.3	102.2	107.0	111.9	116.8	121.6	126.5	131.4	136.2	141.1	146.0
2000	75.7	81.1	86.5	91.9	97.3	102.7	108.1	113.5	118.9	124.3	129.7	135.1	140.6	146.0	151.4	156.8	162.2
2200	83.3	89.2	95.1	101.1	107.0	113.0	118.9	124.9	130.8	136.8	142.7	148.7	154.6	160.6	166.5	172.4	178.4
2400	90.8	97.3	103.8	110.3	116.8	123.3	129.7	136.2	142.7	149.2	155.7	162.2	168.7	175.2	181.6	188.1	194.6
2600	98.4	105.4	112.4	119.5	126.5	133.5	140.6	147.6	154.6	161.6	168.7	175.7	182.7	189.7	196.8	203.8	210.8
2800	106.0	113.5	121.1	128.7	136.2	143.8	151.4	158.9	166.5	174.1	181.6	189.2	196.8	204.3	211.9	219.5	227.0
3000	113.5	121.6	129.7	137.8	146.0	154.1	162.2	170.3	178.4	186.5	194.6	202.7	210.8	218.9	227.0	235.2	243.3

TABLE 9f ANNUAL MBTU USAGE (MILLIONS BTU'S) - PROTOTYPE VI
Mobile Homes

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating Degree Days																
	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	10.6	11.3	12.1	12.8	13.6	14.3	15.1	15.9	16.6	17.4	18.1	18.9	19.6	20.4	21.1	21.9	22.6
200	21.1	22.6	24.2	25.7	27.2	28.7	30.2	31.7	33.2	34.7	36.2	37.7	39.3	40.8	42.3	43.8	45.3
400	42.3	45.3	48.3	51.3	54.3	57.4	60.4	63.4	66.4	69.4	72.5	75.5	78.5	81.5	84.5	87.6	90.6
600	63.4	67.9	72.5	77.0	81.5	86.1	90.6	95.1	99.6	104.2	108.7	113.2	117.8	122.3	126.8	131.3	135.9
800	84.5	90.6	96.6	102.7	108.7	114.7	120.8	126.8	132.9	138.9	144.9	151.0	157.0	163.0	169.1	175.1	181.2
1000	105.7	113.2	120.8	128.3	135.9	143.4	151.0	158.5	166.1	173.6	181.2	188.7	196.3	203.8	211.4	218.9	226.4
1200	126.8	135.9	144.9	154.0	163.0	172.1	181.2	190.2	199.3	208.3	217.4	226.4	235.5	244.6	253.6	262.7	271.7
1400	147.9	158.5	169.1	179.6	190.2	200.8	211.4	221.9	232.5	243.1	253.6	264.2	274.8	285.3	295.9	306.5	317.0
1600	169.1	181.2	193.2	205.3	217.4	229.5	241.5	253.6	265.7	277.8	289.9	301.9	314.0	326.1	338.2	350.2	362.3
1800	190.2	203.8	217.4	231.0	244.6	258.2	271.7	285.3	298.9	312.5	326.1	339.7	353.3	366.8	380.4	394.0	407.6
2000	211.4	226.4	241.5	256.6	271.7	286.8	301.9	317.0	332.1	347.2	362.3	377.4	392.5	407.6	422.7	437.8	452.9
2200	232.5	249.1	265.7	282.3	298.9	315.5	332.1	348.7	365.3	381.9	398.6	415.2	431.8	448.4	465.0	481.6	498.2
2400	253.6	271.7	289.9	308.0	326.1	344.2	362.3	380.4	398.6	416.7	434.8	452.9	471.0	489.1	507.2	525.4	543.5
2600	274.8	294.4	314.0	333.6	353.3	372.9	392.5	412.1	431.8	451.4	471.0	490.6	510.3	529.9	549.5	569.1	588.8
2800	295.9	317.0	338.2	359.3	380.4	401.6	422.7	443.8	465.0	486.1	507.2	528.4	549.5	570.7	591.8	612.9	634.1
3000	317.0	339.7	362.3	385.0	407.6	430.3	452.9	475.5	498.2	520.8	543.5	566.1	588.8	611.4	634.1	656.7	679.3

TABLE 10 HEATING/COOLING DEGREE DAYS AND MPS ZONES

<u>Community</u>	<u>Heating Degree Days</u>	<u>Cooling Degree Days</u>	<u>HUD MPS Zone</u>
Alaska			
Anchorage, AK	10,816	0	8
Fairbanks, AK	14,274	70	8
Juneau, AK	9,105	0	8
Kenai, AK	11,609	0	8
Ketchikan, AK	7,065	26	8
Kodiak, AK	8,837	0	8
Sitka, AK	7,509	0	8

TABLE 11 FUEL REQUIRED TO PRODUCE 1 MBTU

<u>Type of Fuel</u>	<u>Amount Needed To Produce 1 MBTU</u>
Natural Gas	1 MCF (1,000 cu. ft.)
Propane	10.2 Gallons
Fuel Oil	7.04 Gallons

TABLE 12 HEATING FUEL COST

<u>Type of Fuel</u>	<u>Charge per unit</u>
Natural Gas	\$4.27
Propane	\$1.70
Fuel Oil #1	\$1.12
Fuel Oil #2	\$1.09

TABLE 13 MPS HEATING ZONE CONVERSION FACTORS

	Dwelling Prototypes					
	I	II	III	IV	V	VI
HUD MPS Heating <u>Zone</u>	Single Story No <u>Basement</u>	Single Story Full <u>Basement</u>	Double Story No <u>Basement</u>	Double Story Full <u>Basement</u>	Apart- <u>ments</u>	Mobile <u>Homes</u>
1						
2						
3						
4						
5						
6						
7						
8	1.00	1.00	1.00	1.00	1.00	1.00

D. SPACE HEATING (ELECTRICITY) CONSUMPTION/COST CALCULATIONS

The procedure for calculating electrical consumption and costs for space heating (where electricity is unmetered or otherwise unmeasured) is similar to the procedure used for fossil fuels. Tables 14a through 14f are used.

1. Select from these tables the dwelling prototype most similar to the quarters at issue.
2. Determine the annual kilowatt hour (KWH) consumption by finding the appropriate columns for square feet and HDD (heating degree days). Note: HDD's for the nearest established communities may be found in Table 10.
3. Divide the annual KWH by 12 to determine the monthly average electrical consumption.
4. Adjust for HUD MPS Heating Zone, using the conversion factors in Table 13.
5. Adjust for heat pump (if applicable).
6. Determine the appropriate charge per KWH from the table below. **Do not calculate the total cost of electricity in steps such as the first 500 KWH costs so much, then the second 500 KWH costs so much etc.**

<u>KWH Consumed Per Month</u>	<u>Charge per KWH</u>
1 -500	\$.103
501 - 1,000	\$.096
1,001 -1,500	\$.093
Over - 1,500	\$.091

7. Compute the monthly charge for space heating by multiplying the appropriate charge per KWH times the number of KWH consumed per month.
8. Example: The average monthly electric heating charge for a single family, 2,100 square foot, two story, no basement home located near Fairbanks, AK is computed as follows:
 - a. Step 1. Select the table (table 14a through f) which most closely describes the quarters unit at issue. In this case, table 14c (single family, two story, no basement - prototype III) should be selected.
 - b. Step 2. Determine from table 14c the annual KWH consumption appropriate for the heating degree days (HDD) and the gross square footage of the house in this example. Use the table as follows:
 - (1) Find the number of heating degree days for the established community in which the quarters is located. Table 10 (which contains the HDD for established communities in the survey region) shows that

Fairbanks, AK has 14,274 HDD . In table 14c, the number of HDD's in Fairbanks, AK (14,274) lies between the column headed 14,000 and the column headed 14,500. Round down to 14,000 HDD.

(2) In table 14c, 2,100 square feet (the size of the house used in this example) lies between 2,000 and 2,200 square feet. Round 2,100 down to 2,000 square feet.

(3) From table 14c (2,000 square feet and 14,000 HDD) the annual KWH consumption rate is 46,031 KWH.

c. Step 3. Calculate the monthly KWH consumption by dividing the annual KWH by 12 (months). In this instance, the monthly consumption is 3,835.92 KWH ($46,031 / 12 = 3,835.92$).

d. Step 4, HUD MPS Zone adjustment. The HUD MPS zone adjustment is made as follows:

1) Use Table 10 to find the HUD MPS zone for the community at issue. In this manner, Fairbanks, AK is found to be in HUD MPS zone 8.

2) In Table 13, determine the adjustment factor for the appropriate dwelling type and MPS zone. The factor for housing prototype III in HUD MPS zone 8 is 1.00.

3) Multiply the monthly electric consumption (as computed in paragraph 8c, above) times the HUD MPS adjustment factor ($3,835.92 \times 1.00 = 3,835.92$ KWH per month).

e. Step 5, **Adjustment for heat pump**. The process described above is used for computing the electrical consumption for heating with a straight resistance heating system. Where a dwelling is heated with an electric heat pump, the straight resistance heating consumption (3,835.92 KWH in this example) should be multiplied by a factor of .75 which represents the greater efficiency of the heat pump. In this example, the monthly electric consumption for a heat pump as the heating source would be 2,876.94 ($3,835.92 \times .75 = 2,876.94$).

f. Step 6. The final step is to compute the monthly charge for the electricity consumed. This is done by multiplying the charge per KWH times the KWH consumed per month. The appropriate charge per KWH may be found in the table below.

<u>KWH Consumed Per Month</u>	<u>Charge per KWH</u>
1 -500	\$.103
501 - 1,000	\$.096
1,001 -1,500	\$.093
Over 1,500	\$.091

In this example, the average monthly consumption (3,835.92 KWH) for resistance heat falls in the "Over 1,500" KWH per month consumption category; the appropriate charge is \$0.091 per KWH. The average monthly consumption (2,876.94 KWH) for a heat pump falls in the "Over 1,500" KWH per month consumption category; and the appropriate unit charge is \$0.091 per KWH.

Therefore, the monthly electric heating charge for the house used in this example is computed as follows:

Resistance heat: 3,835.92 KWH x \$.091 = \$349.07

Heatpump: 2,876.94 KWH x \$.091 = \$261.80

E. SPACE COOLING CONSUMPTION/COST

Space cooling costs are calculated in the same manner as for electric space heating except that CDD (Cooling Degree Day) values are used in lieu of HDD values. CDD values for the Nearest Established Communities are found in Table 10. Additionally, only Tables 14a through 14f are used in calculating cooling energy consumption. Briefly, the steps are as follows.

1. Select from Tables 14a through 14f, the table that most closely describes the quarters unit at issue.
2. Based on the size of the dwelling (square feet) and the number of CDD (from Table 10), use the appropriate Table (14a-f) to determine the annual KWH consumption.
3. Divide the annual KWH consumption by 12 (months) to determine the average number of KWH consumed per month.
4. Apply the HUD MPS Zone adjustment factor.
5. Apply the Coefficient of Performance (COP) adjustment.

6. Determine the appropriate charge per KWH from the table below.

<u>KWH Consumed Per Month</u>	<u>Charge per KWH</u>
1 -500	\$.103
501 - 1,000	\$.096
1,001 -1,500	\$.093
Over - 1,500	\$.091

7. Compute the monthly charge for space cooling by multiplying the appropriate charge per KWH times the number of KWH consumed per month.

8. Example : Compute the average monthly electric cooling charge for a 1,275 SQFT mobile home near Ketchikan., AK.

a. STEP 1: Table Selection. Select the table (table 14a through 14f) which most closely describes the quarters unit at issue. Table 14f (Mobile Home - prototype VI) should be selected.

b. STEP 2: Annual KWH Consumption. Determine from table 14f the annual KWH consumption appropriate for the cooling degree days (CDD) and the gross square footage of the mobile home in this example. Use the table as follows:

(1) Find the number of cooling degree days for the established community closest to the quarters. Table 10 (which contains the CDD for established communities in the survey region) shows that Ketchikan, AK has 26 CDD. In table 14f, 26 CDD is less than the column headed 50. Round up to 50 CDD.

(2) In table 14f, 1,275 square feet (the size of the mobile home used in this example) lies between 1,200 and 1,400 square feet. Round down to 1,200 square feet.

(3) From table 14f (1,200 square feet and 50 CDD) the annual KWH consumption rate is 212 KWH.

c. STEP 3: Monthly Consumption. Calculate the monthly KWH consumption by dividing the annual KWH consumption by 12 (months). In this instance, the monthly consumption is 17.67 KWH rounded ($212 / 12 = 17.67$).

d. STEP 4: HUD MPS Zone Adjustment. The HUD MPS Zone adjustment is made as follows:

(1) Use Table 10 to find the HUD MPS zone for the community at issue. In this manner, Ketchikan, AK is found to be in HUD MPS Zone 8.

(2) In Table 15, determine the adjustment factor for the appropriate dwelling unit type and MPS zone. The factor for housing prototype VI in HUD MPS zone 8 is 4.22.

(3) Multiply the monthly electric consumption (as computed in paragraph 8c, above) times the HUD MPS Zone adjustment factor $17.67 \times 4.22 = 74.57$ KWH per month.

e. STEP 5: Adjustment for Coefficient of Performance (COP). This adjustment accounts for the differences in the efficiencies of evaporative (swamp) and refrigerated air central cooling systems.

(1) Evaporative (swamp) cooling. For a central evaporative cooling system the adjusted KWH (computed in Step 4, above) is divided by a factor of 6.66. In this example, the monthly KWH requirement for central evaporative cooling is computed as $74.57 / 6.66 = 11.21$ KWH per month.

(2) Refrigerated air cooling. For a central refrigerated air cooling system, the adjusted KWH (computed in step 4, above) is divided by a factor of 2. In this example, the monthly KWH requirement for central refrigerated air cooling is computed as $74.57 / 2 = 37.29$ KWH per month.

f. STEP 6: Monthly Charge. The final step is to compute the monthly charge for the electricity consumed. This is done by multiplying the charge per KWH times the KWH consumed per month. The appropriate charge per KWH may be found in the table below.

<u>KWH Consumed Per Month</u>	<u>Charge per KWH</u>
1 -500	\$.103
501 - 1,000	\$.096
1,001 -1,500	\$.093
Over 1,500	\$.091

In this example, the average monthly consumption (11.21 KWH) for evaporative cooling falls in the 1 to 500 KWH consumption range. And (37.29 KWH) for refrigerated cooling falls in the 1 to 500 KWH consumption range. The appropriate charge will be \$0.103 per KWH for evaporative cooling and \$.103 for refrigerated cooling.

Therefore, the monthly charges for cooling the mobile home used in this example would be computed as follows.

Evaporative cooling : $11.21 \text{ KWH} \times \$0.103 = \$1.15$

Refrigerated cooling: $37.29 \text{ KWH} \times \$0.103 = \$3.84$

TABLE 14a ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - TYPE I
Single Family, One Story, Partial (Less Than 50%) or No Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating or Cooling Degree Days																
	50	7000	7500	8000	8500	9000	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	9	1292	1385	1477	1569	1662	1846	1939	2031	2123	2215	2308	2400	2492	2585	2677	2769
200	18	2585	2769	2954	3139	3323	3692	3877	4062	4246	4431	4616	4800	4985	5169	5354	5539
400	37	5169	5539	5908	6277	6646	7385	7754	8123	8493	8862	9231	9600	9970	10339	10708	11077
600	55	7754	8308	8862	9416	9970	11077	11631	12185	12739	13293	13847	14401	14955	15508	16062	16616
800	74	10339	11077	11816	12554	13293	14770	15508	16247	16985	17724	18462	19201	19939	20678	21416	22155
1000	92	12924	13847	14770	15693	16616	18462	19385	20309	21232	22155	23078	24001	24924	25847	26770	27694
1200	111	15508	16616	17724	18832	19939	22155	23263	24370	25478	26586	27694	28801	29909	31017	32124	33232
1400	129	18093	19385	20678	21970	23263	25847	27140	28432	29724	31017	32309	33601	34894	36186	37479	38771
1600	148	20678	22155	23632	25109	26586	29540	31017	32494	33971	35448	36925	38402	39879	41356	42833	44310
1800	166	23263	24924	26586	28247	29909	33232	34894	36555	38217	39879	41540	43202	44864	46525	48187	49848
2000	185	25847	27694	29540	31386	33232	36925	38771	40617	42463	44310	46156	48002	49848	51695	53541	55387
2200	203	28432	30463	32494	34525	36555	40617	42648	44679	46710	48741	50771	52802	54833	56864	58895	60926
2400	222	31017	33232	35448	37663	39879	44310	46525	48741	50956	53172	55387	57603	59818	62033	64249	66464
2600	240	33601	36002	38402	40802	43202	48002	50402	52802	55202	57603	60003	62403	64803	67203	69603	72003
2800	258	36186	38771	41356	43940	46525	51695	54279	56864	59449	62033	64618	67203	69788	72372	74957	77542
3000	277	38771	41540	44310	47079	49848	55387	58156	60926	63695	66464	69234	72003	74773	77542	80311	83081

TABLE 14b ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - TYPE II
Single Family, Single Story, Full Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating or Cooling Degree Days																
	50	7000	7500	8000	8500	9000	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	7	1043	1118	1192	1267	1341	1490	1565	1639	1714	1788	1863	1937	2012	2086	2161	2235
200	15	2086	2235	2384	2533	2682	2980	3129	3278	3427	3576	3725	3874	4023	4172	4321	4470
400	30	4172	4470	4768	5066	5364	5961	6259	6557	6855	7153	7451	7749	8047	8345	8643	8941
600	45	6259	6706	7153	7600	8047	8941	9388	9835	10282	10729	11176	11623	12070	12517	12964	13411
800	60	8345	8941	9537	10133	10729	11921	12517	13113	13709	14305	14901	15497	16093	16689	17285	17882
1000	75	10431	11176	11921	12666	13411	14901	15646	16391	17136	17882	18627	19372	20117	20862	21607	22352
1200	89	12517	13411	14305	15199	16093	17882	18776	19670	20564	21458	22352	23246	24140	25034	25928	26822
1400	104	14603	15646	16689	17732	18776	20862	21905	22948	23991	25034	26077	27120	28163	29206	30250	31293
1600	119	16689	17882	19074	20266	21458	23842	25034	26226	27418	28610	29803	30995	32187	33379	34571	35763
1800	134	18776	20117	21458	22799	24140	26822	28163	29504	30846	32187	33528	34869	36210	37551	38892	40233
2000	149	20862	22352	23842	25332	26822	29803	31293	32783	34273	35763	37253	38743	40233	41724	43214	44704
2200	164	22948	24587	26226	27865	29504	32783	34422	36061	37700	39339	40978	42618	44257	45896	47535	49174
2400	179	25034	26822	28610	30399	32187	35763	37551	39339	41127	42916	44704	46492	48280	50068	51856	53645
2600	194	27120	29057	30995	32932	34869	38743	40680	42618	44555	46492	48429	50366	52303	54241	56178	58115
2800	209	29206	31293	33379	35465	37551	41724	43810	45896	47982	50068	52154	54241	56327	58413	60499	62585
3000	224	31293	33528	35763	37998	40233	44704	46939	49174	51409	53645	55880	58115	60350	62585	64820	67056

TABLE 14c ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - TYPE III
Single Family, Two Story, Partial (Less Than 50%) or No Basement

Single Family, Two Story, Partial (Less Than 50%) or No Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating or Cooling Degree Days																
	50	7000	7500	8000	8500	9000	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	8	1151	1233	1315	1397	1480	1644	1726	1808	1891	1973	2055	2137	2219	2302	2384	2466
200	16	2302	2466	2630	2795	2959	3288	3452	3617	3781	3946	4110	4274	4439	4603	4768	4932
400	33	4603	4932	5261	5590	5918	6576	6905	7234	7562	7891	8220	8549	8877	9206	9535	9864
600	49	6905	7398	7891	8384	8877	9864	10357	10850	11343	11837	12330	12823	13316	13809	14303	14796
800	66	9206	9864	10521	11179	11837	13152	13809	14467	15125	15782	16440	17097	17755	18413	19070	19728
1000	82	11508	12330	13152	13974	14796	16440	17262	18084	18906	19728	20550	21372	22194	23016	23838	24660
1200	99	13809	14796	15782	16769	17755	19728	20714	21701	22687	23673	24660	25646	26632	27619	28605	29592
1400	115	16111	17262	18413	19563	20714	23016	24166	25317	26468	27619	28770	29920	31071	32222	33373	34524
1600	132	18413	19728	21043	22358	23673	26304	27619	28934	30249	31564	32880	34195	35510	36825	38140	39455
1800	148	20714	22194	23673	25153	26632	29592	31071	32551	34030	35510	36990	38469	39949	41428	42908	44387
2000	164	23016	24660	26304	27948	29592	32880	34524	36168	37812	39455	41099	42743	44387	46031	47675	49319
2200	181	25317	27126	28934	30742	32551	36168	37976	39784	41593	43401	45209	47018	48826	50635	52443	54251
2400	197	27619	29592	31564	33537	35510	39455	41428	43401	45374	47347	49319	51292	53265	55238	57210	59183
2600	214	29920	32058	34195	36332	38469	42743	44881	47018	49155	51292	53429	55566	57704	59841	61978	64115
2800	230	32222	34524	36825	39127	41428	46031	48333	50635	52936	55238	57539	59841	62142	64444	66746	69047
3000	247	34524	36990	39455	41921	44387	49319	51785	54251	56717	59183	61649	64115	66581	69047	71513	73979

TABLE 14d ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - TYPE IV
Single Family, Two Story, Full Basement

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating or Cooling Degree Days																
	50	7000	7500	8000	8500	9000	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	9	1245	1334	1423	1512	1601	1779	1868	1957	2046	2135	2224	2312	2401	2490	2579	2668
200	18	2490	2668	2846	3024	3202	3558	3736	3913	4091	4269	4447	4625	4803	4981	5159	5336
400	36	4981	5336	5692	6048	6404	7115	7471	7827	8183	8538	8894	9250	9606	9961	10317	10673
600	53	7471	8005	8538	9072	9606	10673	11207	11740	12274	12807	13341	13875	14408	14942	15476	16009
800	71	9961	10673	11384	12096	12807	14231	14942	15654	16365	17077	17788	18500	19211	19923	20634	21346
1000	89	12452	13341	14231	15120	16009	17788	18678	19567	20456	21346	22235	23125	24014	24903	25793	26682
1200	107	14942	16009	17077	18144	19211	21346	22413	23480	24548	25615	26682	27750	28817	29884	30951	32019
1400	125	17432	18678	19923	21168	22413	24903	26149	27394	28639	29884	31129	32374	33620	34865	36110	37355
1600	142	19923	21346	22769	24192	25615	28461	29884	31307	32730	34153	35576	36999	38422	39845	41269	42692
1800	160	22413	24014	25615	27216	28817	32019	33620	35221	36821	38422	40023	41624	43225	44826	46427	48028
2000	178	24903	26682	28461	30240	32019	35576	37355	39134	40913	42692	44470	46249	48028	49807	51586	53364
2200	196	27394	29350	31307	33264	35221	39134	41091	43047	45004	46961	48917	50874	52831	54788	56744	58701
2400	213	29884	32019	34153	36288	38422	42692	44826	46961	49095	51230	53364	55499	57634	59768	61903	64037
2600	231	32374	34687	36999	39312	41624	46249	48562	50874	53187	55499	57812	60124	62436	64749	67061	69374
2800	249	34865	37355	39845	42336	44826	49807	52297	54788	57278	59768	62259	64749	67239	69730	72220	74710
3000	267	37355	40023	42692	45360	48028	53364	56033	58701	61369	64037	66706	69374	72042	74710	77379	80047

TABLE 14e ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - TYPE V
Apartments

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating or Cooling Degree Days																
	50	7000	7500	8000	8500	9000	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	6	887	950	1014	1077	1140	1267	1330	1394	1457	1521	1584	1647	1711	1774	1837	1901
200	13	1774	1901	2027	2154	2281	2534	2661	2788	2914	3041	3168	3295	3421	3548	3675	3801
400	25	3548	3801	4055	4308	4562	5069	5322	5575	5829	6082	6336	6589	6842	7096	7349	7603
600	38	5322	5702	6082	6462	6842	7603	7983	8363	8743	9123	9503	9884	10264	10644	11024	11404
800	51	7096	7603	8110	8616	9123	10137	10644	11151	11658	12164	12671	13178	13685	14192	14699	15206
1000	63	8870	9503	10137	10771	11404	12671	13305	13938	14572	15206	15839	16473	17106	17740	18373	19007
1200	76	10644	11404	12164	12925	13685	15206	15966	16726	17486	18247	19007	19767	20527	21288	22048	22808
1400	89	12418	13305	14192	15079	15966	17740	18627	19514	20401	21288	22175	23062	23949	24836	25723	26610
1600	101	14192	15206	16219	17233	18247	20274	21288	22301	23315	24329	25343	26356	27370	28384	29397	30411
1800	114	15966	17106	18247	19387	20527	22808	23949	25089	26230	27370	28510	29651	30791	31932	33072	34212
2000	127	17740	19007	20274	21541	22808	25343	26610	27877	29144	30411	31678	32945	34212	35480	36747	38014
2200	139	19514	20908	22301	23695	25089	27877	29271	30664	32058	33452	34846	36240	37634	39027	40421	41815
2400	152	21288	22808	24329	25849	27370	30411	31932	33452	34973	36493	38014	39534	41055	42575	44096	45617
2600	165	23062	24709	26356	28003	29651	32945	34593	36240	37887	39534	41182	42829	44476	46123	47771	49418
2800	177	24836	26610	28384	30158	31932	35480	37253	39027	40801	42575	44349	46123	47897	49671	51445	53219
3000	190	26610	28510	30411	32312	34212	38014	39914	41815	43716	45617	47517	49418	51319	53219	55120	57021

TABLE 14f ANNUAL KWH USAGE (ELECTRIC HEATING/COOLING) - TYPE VI
Mobile Homes

BASELINE CITY, Anchorage, Alaska

Gross Square Feet	Heating or Cooling Degree Days																
	50	7000	7500	8000	8500	9000	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
100	18	2477	2654	2831	3008	3185	3539	3716	3892	4069	4246	4423	4600	4777	4954	5131	5308
200	35	4954	5308	5662	6016	6370	7077	7431	7785	8139	8493	8847	9200	9554	9908	10262	10616
400	71	9908	10616	11324	12031	12739	14154	14862	15570	16278	16985	17693	18401	19109	19816	20524	21232
600	106	14862	15924	16985	18047	19109	21232	22293	23355	24416	25478	26540	27601	28663	29724	30786	31848
800	142	19816	21232	22647	24063	25478	28309	29724	31140	32555	33971	35386	36802	38217	39633	41048	42463
1000	177	24770	26540	28309	30078	31848	35386	37155	38925	40694	42463	44233	46002	47771	49541	51310	53079
1200	212	29724	31848	33971	36094	38217	42463	44587	46710	48833	50956	53079	55202	57326	59449	61572	63695
1400	248	34678	37155	39633	42110	44587	49541	52018	54495	56972	59449	61926	64403	66880	69357	71834	74311
1600	283	39633	42463	45294	48125	50956	56618	59449	62280	65111	67941	70772	73603	76434	79265	82096	84927
1800	318	44587	47771	50956	54141	57326	63695	66880	70065	73249	76434	79619	82804	85988	89173	92358	95543
2000	354	49541	53079	56618	60156	63695	70772	74311	77850	81388	84927	88465	92004	95543	99081	102620	106159
2200	389	54495	58387	62280	66172	70065	77850	81742	85635	89527	93419	97312	101204	105097	108989	112882	116774
2400	425	59449	63695	67941	72188	76434	84927	89173	93419	97666	101912	106159	110405	114651	118898	123144	127390
2600	460	64403	69003	73603	78203	82804	92004	96604	101204	105805	110405	115005	119605	124205	128806	133406	138006
2800	495	69357	74311	79265	84219	89173	99081	104035	108989	113943	118898	123852	128806	133760	138714	143668	148622
3000	531	74311	79619	84927	90235	95543	106159	111466	116774	122082	127390	132698	138006	143314	148622	153930	159238

TABLE 15 MPS COOLING ZONE CONVERSION FACTORS

	Dwelling Prototypes					
	I	II	III	IV	V	VI
HUD MPS Heating <u>Zone</u>	Single Story No <u>Basement</u>	Single Story Full <u>Basement</u>	Double Story No <u>Basement</u>	Double Story Full <u>Basement</u>	Apart- ments	Mobile Homes
1						
2						
3						
4						
5						
6						
7						
8	2.10	1.86	2.00	2.04	1.73	4.22

F. NON-SPACE HEATING/COOLING ENERGY CONSUMPTION/COST

The examples in the preceding sections (VI.C, VI.D and VI.E) dealt with the charges for space heating and cooling. However, to compute **total** energy consumption charges, the costs for energy consumed by lights, equipment, and appliances (Government **and** tenant owned) must be determined and added to the heating and cooling charges.

1. **Consumption.** Electric non-space heating/cooling consumption and cost estimates include electricity used by small appliances, lights, radios, television, refrigerators, ranges, washers, dryers, etc. These items, and their associated consumption levels, are shown in Table 16.

To use Table 16, first, determine the finished floor space square footage range within which a specific quarters unit falls. Then, using the values in Table 16, add the KWH consumed by each appliance or equipment item which is present in the quarters unit. If a housing unit has more than one (1) refrigerator, freezer, room (window) air conditioner, or space heater, multiply the KWH shown in the table times the number of refrigerators, freezers, room air conditioners, or space heaters that are present in the quarters unit to determine the total monthly KWH consumption for these appliances.

There may be instances where appliances are fueled by fossil fuels rather than by electricity. Table 16a provides monthly consumption (in MCF or gallons of fuel) for the most common of these.

If an appliance listed in Table 16 or Table 16a is not present in the quarters unit at issue, do not include its monthly energy consumption when computing the total energy consumed by equipment and appliances.

2. **Cost.** The cost of electricity or fossil fuel consumed by appliances and equipment is easily computed by multiplying the total monthly consumption (as determined in the preceding paragraphs) times the appropriate charge per KWH, MCF or gallon. These unit charges are shown in Table 17.

TABLE 16 MONTHLY KWH USAGE: APPLIANCES AND EQUIPMENT

Appliance/ Equipment	Gross Square Feet of Living Space									
	Under 301	301- 500	501- 700	701- 1,100	1,101- 1,300	1,301- 1,500	1,501- 1,900	1,901- 2,100	2,101- 2,500	Over 2,500
Hot water heater	130	130	245	245	370	370	480	480	600	705
Stove / Microwave	45	45	50	50	55	55	60	60	65	70
Refrigerator 1/	45	50	50	50	85	85	85	85	85	85
Clothes washer	20	35	35	35	45	45	45	55	55	65
Clothes dryer	15	15	25	25	35	35	35	35	40	50
Dishwasher	35	35	45	45	60	60	70	70	80	95
Freezer 1/	70	70	70	70	70	70	70	70	70	70
Furnace fan	15	15	20	20	20	25	25	30	30	35
Room air conditioner	65	65	65	65	65	65	65	65	65	65
Television / radio	5	5	10	10	20	20	20	20	25	25
Lights	50	55	75	80	90	90	95	100	120	120
Space heater (portable) 1/	130	130	130	130	130	130	130	130	130	130
Misc. small appliances	30	30	45	45	65	65	75	80	95	105
Engine Heaters	195	195	195	195	195	195	195	195	195	195
Hot Tub	360	360	360	360	360	360	360	360	360	360

1/ If more than one of these appliances are present in a quarters unit, multiply the KWH consumption times the number of appliances to determine the total KWH consumed for each appliance category.

NOTE: FOR APPLIANCES OPERATED BY FOSSIL FUELS, SEE TABLE 16a.

TABLE 16a MONTHLY FOSSIL FUEL CONSUMPTION: APPLIANCES AND EQUIPMENT

Appliance/ Equipment	Gross Square Feet of Living Space									
	Under 301	301- 500	501- 700	701- 1,100	1,101- 1,300	1,301- 1,500	1,501- 1,900	1,901- 2,100	2,101- 2,500	Over 2,500
Hot water heater										
Natural gas MCF	.55	.55	1.05	1.05	1.58	1.58	2.05	2.05	2.56	3.01
Propane Gallons	5.61	5.61	10.71	10.71	16.12	16.12	20.91	20.91	26.11	30.70
Fuel oil Gallons	3.87	3.87	7.39	7.39	11.12	11.12	14.43	14.43	18.02	21.19
Kitchen Range										
Natural Gas MCF	.19	.21	.21	.21	.36	.36	.36	.36	.36	.36
Propane Gallons	1.94	4.94	2.14	2.14	2.35	2.35	2.65	2.65	2.86	3.06
Fuel oil Gallons	1.34	1.34	1.48	1.49	1.62	1.62	1.83	1.83	1.97	2.11
Refrigerator 1/										
Natural Gas MCF	.19	.21	.21	.21	.36	.36	.36	.36	.36	.36
Propane Gallons	1.94	2.14	2.14	2.14	3.67	3.67	3.67	3.67	3.67	3.67
Clothes dryer										
Natural Gas MCF	.06	.06	.11	.11	.15	.15	.15	.15	.17	.21
Propane Gallons	.61	.61	1.12	1.12	1.53	1.53	1.53	1.53	1.73	2.14
Freezer 1/										
Natural Gas MCF	.30	.30	.30	.30	.30	.30	.30	.30	.30	.30
Propane Gallons	3.06	3.06	3.06	3.06	3.06	3.06	3.06	3.06	3.06	3.06
Space heater (portable) 1/										
Natural Gas MCF	.55	.55	.55	.55	.55	.55	.55	.55	.55	.55
Propane Gallons	5.61	5.61	5.61	5.61	5.61	5.61	5.61	5.61	5.61	5.61
Fuel oil Gallons	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87	3.87

1/ If more than one of these appliances are present in a quarters unit, multiply the consumption times the number of appliances to determine the total consumed for each appliance category.

NOTE: To compute the cost per month for an appliance that is fueled by a fossil fuel, multiply the consumption listed by the unit cost found in Table 17 of this report.

G. WATER AND SEWER CONSUMPTION/COST CALCULATIONS

In accordance with OMB Circular No. A-45 and Departmental policies and guidelines, when utilities are furnished by the Government, charges shall be based upon regional average residential rates and consumption levels applicable to private rental housing in the survey region.

Where regional survey procedures are used to establish base rental rates, *the charges for Government-furnished water and sewer services, must be based upon regional average water and sewer rates, and not the rates prevailing in the nearest Established Community.* In determining the regional average rates, the water and sewer rates for each survey community were obtained and averaged.

Thus, where the water service is unmetered, and where the Government furnishes water and sewer services, *including well water and septic waste disposal systems*, the regional average flat rate charges, shown below, shall be used. These charges are based upon (1) the average of the monthly service costs (including taxes, service charges, etc.) in all surveyed communities; and (2) consumption levels (based on numbers of bedrooms) contained in planning guides published by the Department of Housing and Urban Development (HUD). The rates below are based upon the number of bedrooms contained in a dwelling.

Flat Rate Water and Sewer Charges

<u>Number of Bedrooms</u>	<u>Monthly Charges</u>	<u>Total</u>
1 (or less)	\$19.20 water + \$28.80 sewer	= \$48.00
2	\$21.00 water + \$29.00 sewer	= \$50.00
3	\$24.75 water + \$32.25 sewer	= \$57.00
4	\$29.00 water + \$33.00 sewer	= \$62.00

H. GOVERNMENT PROVIDED METERED UTILITIES

Where the Government provides the utilities, and the consumption is metered *at the quarters unit level*, the following unit charges will apply.

TABLE 17 UTILITY CHARGES (COST PER UNIT)

Do not calculate the total cost of electricity in steps, such as the first 500 KWH costs so much, then the second 500 KWH costs so much, etc.

a. <u>Electricity</u>	KWH Consumed Per Month	Charge Per KWH
	0 - 500	\$.103
	501 - 1,000	\$.096
	1,001 - 1,500	\$.093
	Over - 1,500	\$.091
b. <u>Fuel Oil #1</u>	\$1.12 per gallon.	
Fuel Oil #2	\$1.09 per gallon	
c. <u>Propane</u>	\$1.70 per gallon.	
d. <u>Natural Gas</u>	\$4.27 per MCF (1,000 cubic feet).	
e. <u>Water</u>	<u>Water Consumed per Month</u>	Cost Per Gallon
	1 - 3,000 gallons	\$0.0064
	3,001 - 5,000 gallons	\$0.0042
	5,001 - 7,500 gallons	\$0.0033
	Over 7,500 gallons	\$0.0029
f. <u>Sewer</u>	<u>Sewer Consumed Per Month</u>	Cost Per Gallon
	1 - 3,000 gallons	\$0.0096
	3,001 - 5,000 gallons	\$0.0058
	5,001 - 7,500 gallons	\$0.0043
	Over 7,500 gallons	\$0.0033

I. GARBAGE/TRASH REMOVAL SERVICE RATES

In the case of garbage and trash hauling, as with other Government-provided services, OMB Circular No. A-45 requires the charges to be based upon the domestic rates for comparable services provided to occupants of private rental units in the survey area.

The garbage and trash services provided to quarters occupants vary from weekly to daily service. Establishment of a service charge based upon the service in the nearest established community may or may not reflect a similar level of service. Therefore, the charge for garbage and trash collection, when conducted by the Government, will, regardless of quarters type, be **\$21.20 per quarters unit per month**.

J. CHARGES FOR APPLIANCES AND RELATED SERVICES

OMB Circular No. A-45 requires agencies to charge occupants of Government quarters for appliances, furnishings and services which the Government provides with the quarters. The charges for appliances, furnishings and services most typically provided by Federal agencies are found in Table 18. The monthly recapture cost of the items in Table 18 were determined from information gathered by contractors in the survey communities of all QMIS regions, and from special studies conducted by the QMIS Program Office.

Agencies providing appliances, furnishings or services that are not included in Table 18 are responsible for establishing an appropriate monthly charge which reflects the private market value of the item(s) provided. In such cases, the agency or bureau should advise the QMIS Program Office to ensure that subsequent regional survey reports include charges for all Government-provided appliances, furnishings and services.

TABLE 18

MONTHLY CHARGES FOR APPLIANCES & RELATED SERVICES

APPLIANCES		SERVICES AND FURNISHINGS	
Range (Gas / Electric) *	(+/-) \$3.70	Storage Shed (Per Unit)	\$2.60
Refrigerator *	(+/-) \$3.40	Furniture (Per Room)	11.85
Clothes Washer	3.90	Swimming Pool	
Clothes Dryer	3.30	Private Pool	60.00
Dishwasher	3.25	Community Pool	20.00
Microwave Oven	1.55	Satellite Dish	15.65
Trash Compactor	3.70	Cable Television	20.35
Freezer	2.00	Premium Channel (Each)	13.65
Freezer (Community)	1.00	Maid Service	60.90
Window Air Conditioner		Lawncare (Per Mowing)	
Refrigerated Unit	4.20	Houses (Excluding Plexes)	17.85
Evaporative (Swamp) Unit	3.15	All Other Classes	8.95
Free Standing Stove	3.75	Snow Removal (Per Removal)	11.00
Fireplace Insert	4.50	Firewood (Per Cord)	113.90
Lawn Mower	3.90		
Hot Tub	34.10	ELECTRIC CREDITS	
		Well pump (0-1 Bedroom)	1.00
		Well pump (2 Bedrooms)	1.60
		Well pump (3 Bedrooms)	2.35
		Well pump (4+ Bedrooms)	3.15
Community Laundry (Non-Coin) Operated)			
Washer Only	2.00		
Dryer Only	1.65		
Washer and Dryer	3.65	Sewer Lift Pump (0-1 Bedroom)	1.00
		Sewer Lift Pump (2 Bedrooms)	1.00
		Sewer Lift Pump (3 Bedrooms)	1.20
		Sewer Lift Pump (4+ Bedrooms)	1.60
ISOLATION ADJUSTMENT FACTOR	2.48	Base Radio	1.00
		Remote Control Relay	1.00
		Sump Pump	1.00
		Radon Mitigation Fan	9.30

* If the Government provides one range and refrigerator, no additions or deductions are made.

If the Government does not provide a range or a refrigerator, deduct the amount shown above.

If the Government provides 2 or more ranges or refrigerators, add the amounts shown above for each appliance furnished in excess of one range and one refrigerator.

VII. ADMINISTRATIVE ADJUSTMENTS.

Once the MBRR is established, certain adjustments (e.g. for isolation and amenity deficiencies) are authorized by OMB Circular No. A-45. These administrative adjustments are established by OMB and are not derived from regional surveys conducted by the QMIS Program Office.

The administrative adjustments contained in OMB Circular A-45, and described below, are not authorized for dormitories, bunk houses, or transient quarters. This is because the rental rates for those housing classes are administratively established, through extensions of the principle of comparability, and are not based directly upon market comparability.

A. SITE AMENITY ADJUSTMENTS

Living conditions at some Government housing sites are not always the same as those found in the survey communities. In the communities surveyed, the amenities discussed below (and in OMB Circular A-45) are generally present and their contributory value is included in the contract rent and in the quarters MBRR's determined from the tables in this report. Thus, if any amenity listed below is present at the quarters site, no positive adjustment is made for that amenity because its presence has already accounted for in the MBRR. However, the lack of an amenity discussed below represents a less desirable condition that should be reflected as a **negative** percentage adjustment to the quarters MBRR or CPI-adjusted MBRR (CPI-MBRR), whichever is applicable.

1. **Reliability and adequacy of water supply.** The water delivery system at the quarters site should provide potable water (free of significant discoloration or odor) at adequate pressure at usual outlets. If the water delivery system at the quarters site does not meet these conditions, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

2. **Reliability and adequacy of electric service.** Electric service at the quarters site must equal or exceed a 100-ampere power system, and should provide 24-hour service under **normal** conditions. When evaluating the electric service, housing managers are reminded that OMB Circular A-45 recognizes that occasional temporary power outages are considered to be "**normal**" conditions. Furthermore, if an adequate back-up generator is available, then the electric service amenity will be considered to be reliable and adequate regardless of the reliability of the primary power source. When electric service is inadequate and unreliable, 3 percent should be deducted from the MBRR or CPI-MBRR whichever is applicable.

3. **Reliability and adequacy of fuel for heating, cooling and cooking.** There should be sufficient fuel storage capacity to meet prevailing weather conditions and needs. Where electricity is used as the heating, cooling or cooking "fuel", an adjustment can only be made when a deduction has been made for deficient electric service (see paragraph VII.A.2, above). If the fuel delivery/storage system is inadequate, 3 percent should be deducted from the MBRR or the CPI-MBRR, whichever is applicable.

4. **Reliability and adequacy of police protection.** Law enforcement personnel, including Government employees with law enforcement authority, should be available on a 24-hour basis. OMB Circular A-45 defines "**availability**" as the ability of law enforcement officers to respond to emergencies at the quarters site as quickly as a law enforcement officer in the nearest established community could respond to an emergency in the nearest established community.

OMB Circular A-45 further provides that where part-time officers serve the quarters site, the fact that the officers are part-time does not necessarily mean that they are less available than officers in the nearest established community. The important point is that the availability determination must be based on comparative response times (quarters site vs. the nearest established community) - not the employment conditions of the officers serving the quarters site.

Finally, OMB Circular A-45 provides that gaps in availability due to temporary illness or injury, use of annual leave, temporary duties, training, or other short absences, do not render law enforcement personnel "unavailable" at the quarters site.

If, after applying these guidelines, it is determined that the law enforcement protection at the quarters site is unreliable and inadequate in comparison to the reliability and adequacy of law enforcement protection in the nearest established community, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

5. Fire insurance availability or reliability and adequacy of fire protection. Fire insurance should be available (for the quarters) with the premium charge based upon a rating equal to the rating available to comparable housing located in the nearest established community. Alternatively, adequate equipment, an adequate supply of water (or fire retardant chemical), and trained personnel should be available on a 24-hour basis to meet foreseeable emergencies. OMB Circular A-45 provides that **if either element is present (adequate insurance or an adequate fire fighting capability), no adjustment is authorized.** If both elements are missing, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

6. Reliability and adequacy of sanitation service. An adequately functioning sewage disposal system and a solid waste disposal system should be available. OMB Circular A-45 considers septic, cesspool or other systems adequate even though they may require periodic maintenance, as long as they are usable during periods of occupancy. If the sanitation service at the quarters site is unreliable or inadequate, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

7. Reliability and adequacy of telephone service. Access to commercial telephone facilities should be available on a 24-hour basis. Deductions (except as provided below) are not allowed for occasional temporary interruptions of telephone service. OMB Circular A-45 allows specific deductions for various levels of service and privacy. These are explained below.

a. The MBRR or CPI-MBRR (whichever is applicable) should be reduced by 3 percent if telephone service is not available within the quarters or within 100 yards of the quarters.

b. The MBRR or CPI-MBRR (whichever is applicable) should be reduced by 2 percent if there is no telephone service within the quarters, but telephone service (either private or party line) is available within 100 yards of the quarters.

c. The MBRR or CPI-MBRR (whichever is applicable) should be reduced by 1 percent if telephone service is available in the employee's quarters, but the service is not private line service and/or the service is not accessible on a 24-hour per day basis.

8. **Noise and odors.** If there are frequent disturbing or offensive noises and/or odors at the quarters site, 3 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

9. **Miscellaneous improvements.** One or more of the following improvements should be available at the quarters site: paved roads/streets, sidewalks or street lights. If any one of these improvements is present, no deduction is authorized. If all three of these improvements are missing (i.e., there are no paved roads/streets **and** there are no sidewalks, **and** there are no street lights), 1 percent should be deducted from the MBRR or CPI-MBRR, whichever is applicable.

B. ISOLATION ADJUSTMENT

In some cases, Government quarters are located far from the nearest established community (see paragraph IX.C for the Office of Management and Budget's (OMB's) definition of "established community"). In addition, different modes of transportation (travel categories) may serve to further isolate the quarters from the nearest established community. In situations where the quarters location and the travel categories meet the requirements contained in OMB Circular A-45, an isolation adjustment should be applied. To determine whether an isolation adjustment applies, and the amount of the adjustment (if one does apply), you should follow the steps in the Isolation Adjustment Computation Schedule, shown on the following page. This schedule is a (modified) reproduction of the appendix to OMB Circular A-45, and is included in this report for illustrative purposes, only. Therefore, you should use the form prescribed by your agency or bureau when documenting the isolation adjustment.

Isolation Adjustment Computation

- *Step 1.* Determine the one-way distance in miles (from the quarters to the nearest established community) for each category of transportation listed in Figure 1. Enter mileage(s) in the appropriated block(s) under Column B.
- *Step 2.* Multiply mileage figures entered in Column B by point values listed in Column A for each affected category of transportation to produce one-way points for each category. Add 29 points to the category 4 subtotal and 27 points to the category 5 subtotal to reflect relative differences in cost or time by use of these modes of travel.
- *Step 3.* Add all categories of one-way points in Column C to produce one-way points. (The total must exceed 30 points or there is no adjustment for isolation.)

Figure 1

<u>Category of Travel</u>	<u>Column A Point Value</u>	<u>Column B One-way Miles</u>	<u>Column C One-way Points</u>
(1) Paved road or rail	1.0	X	___ = ___
(2) Unpaved but improved road	1.5	X	___ = ___
(3) Unimproved road	2.0	X	___ = ___
(4) Water, snowmobile, pack animal, foot or other special purpose conveyance	2.5	X	___ = ___+29
(5) Air	4.0	X	___ = ___+27
			=
TOTAL ONE-WAY POINTS			___

- *Step 4.* Calculate the Isolation Adjustment Factor (IAF) using the following formula: Multiply 2 (to reflect round-trip points) by 4 (to reflect number of trips per month) and then multiply by \$x.xx (GSA's current automobile allowance). For example, the GSA mileage allowance, as of the date of this report, is \$0.31 per mile, resulting in a IAF of 2.48.

ISOLATION ADJUSTMENT FACTOR = 2.48

- *Step 5.* Multiply total adjusted points by the Isolation Adjustment Factor to produce the monthly adjustment for isolation (rounded to the nearest whole dollar).

MONTHLY ADJUSTMENT = ___

C. LOSS OF PRIVACY

Some quarters occupants are subject to a loss of privacy during non-duty hours by virtue of **public visits which occur several times daily**. In other cases, quarters occupants may be **inhibited from enjoying the full range of activities normally associated with living in private rental housing** (such as where restrictions are imposed on activities in quarters at national cemeteries, or where quarters are in view of prison inmates). In such cases, OMB Circular A-45 allows a deduction from the MBRR or CPI-MBRR (whichever is applicable) of up to 10 percent. OMB Circular A-45 instructs housing managers to establish proportional adjustments to reflect situations of less frequency or seriousness in their impact upon privacy or usage, or to reflect seasonal variations.

D. EXCESSIVE OR INADEQUATE SIZE

Quarters occupants are sometimes provided dwellings that are excessively large or small for their needs. This may be because the range and variety of quarters available at an installation may be much less than that which is available in private rental markets. In such cases, OMB Circular A-45 allows a deduction from the MBRR or the CPI-MBRR (whichever is applicable) of up to 10 percent. The Circular instructs that the deduction should be in direct proportion to the degree of excess or inadequacy, and that the deduction must not continue beyond one month after suitable quarters are made available. Before this adjustment is applied, local housing managers should consult with managers within their agencies or bureaus to determine whether other alternatives (such as closing off rooms and other excess space) would offer a more suitable means of adjustment.

E. LIMITATIONS TO ADMINISTRATIVE ADJUSTMENTS

Administrative adjustments cannot be applied without limit. OMB Circular A-45 provides that the MBRR or CPI-MBRR cannot be reduced by more than 50 percent unless an isolation is authorized and applied. For quarters which receive an isolation adjustment, the MBRR or CPI-MBRR may not be reduced by more than 60 percent. These limitations do not apply to excessive heating or cooling adjustments, which are described in paragraph IX.A of this report.

VIII. CONSUMER PRICE INDEX ADJUSTMENTS

OMB Circular A-45 requires annual verification, and adjustment (when necessary) of the following rental components that are presented in this report: (1) the Monthly Base Rental Rates (MBRR's); (2) the charges for related facilities (utilities, appliances, furnishings and services); and (3) the Isolation Adjustment Factor (IAF). These verifications and adjustments are to be made, essentially, in each interim year between baseline regional surveys.

Generally, OMB Circular A-45 specifies that these changes are to be based upon September index levels of specified components of the Consumer Price Index (CPI); and the GSA temporary duty mileage allowance in effect as of September 30, of each year. These changes must be implemented at the beginning of the first pay period in March of each following year.

The QMIS Program Office is responsible for determining the amounts of these changes, and for providing QMIS Program participants with the information, the software and the instructions needed to implement the required changes. This information is usually distributed to each National Quarters Officer in November of each year. National, regional or installation quarters managers (as required by your agency or bureau) are responsible for implementing these annual rental adjustments.

IX. OTHER OMB CIRCULAR A-45 RENT CONSIDERATIONS

A. EXCESSIVE HEATING OR COOLING COSTS

OMB Circular A-45 authorizes a deduction from the Monthly Base Rental Rate (MBRR) or the Consumer Price Index - adjusted Monthly Base Rental Rate (CPI-MBRR), whichever is applicable, when quarters are unusually costly to heat or cool. This adjustment is allowed only when (1) the excessive heating or cooling costs are due to the poor design of the quarters or the lack of adequate insulation/weather-proofing; and (2) when the energy/fuel used for heating and/or cooling is metered. This adjustment will vary from quarters-to-quarters, but is the difference between the actual heating and/or cooling costs paid by the quarters occupant and 125 percent of the cost of heating and/or cooling a comparable (but adequately constructed and insulated) dwelling located in the same climate zone. For more information on this adjustment, you should consult your agency or bureau policies.

B. INCREMENTAL ADJUSTMENTS

New baseline regional surveys or annual CPI adjustments may occasionally increase quarters rents by more than 25 percent. When this occurs, OMB Circular A-45 allows housing managers to impose the increase incrementally over a period of not more than one year. The Circular also requires that such increases must be applied in equal increments on at least a quarterly basis.

C. ESTABLISHED COMMUNITY

OMB Circular A-45 has established the following minimum standards for use in determining which population centers (cities, towns, etc.) may be used as "established communities" when determining quarters rents.

1. An established community must have a year-round population of 1,500 or more (5,000 or more in Alaska). The population determinations must be based upon the most recently conducted decennial census.
2. An established community must have at least one doctor and one dentist, who are available to all quarters occupants on a non-emergency basis.
3. An established community must have a private rental market with housing available to the general public. This requirement excludes communities on military posts, Indian reservations and other Government installations which may meet the other criteria contained in paragraphs IX.C.1 and 2, above.